



58 ROUNDSTONE CRESCENT Planning Statement

**Watershed
Developments Ltd.**

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1. INTRODUCTION

- 1.1. This application is for planning consent for a 2-storey side and partial front extension to the property located at 58 Roundstone Crescent, East Preston, BN16 1DQ (the 'site').
- 1.2. The existing house is a single dwelling house with main living spaces arranged across the ground floor and 3no. bedrooms to the first floor with front and rear garden areas. The garage to the side of the property has previously been converted to form a utility room and WC for the ground floor.
- 1.3. The proposal is to replace the existing garage conversion with a 2-storey side extension to enlarge the family living areas and create an improved utility and WC. The first-floor extension will accommodate an additional bedroom and shower-room for the master bedroom.
- 1.4. The design for the proposal closely replicates the massing of the adjoining property at No.59 where a similar side and front extension has previously been granted planning consent and built.

2. ATTACHMENTS

- 2.1. This application consists of the following documents:

- 190115-005 - Site & Location Plan
- 190115-010 - Existing Drawings
- 190115-100 - Proposed Drawings



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3. THE SITE

- 3.1. The site is mid-way along Roundstone Crescent. The property is not located within a Conservation Area and is not a listed building.
- 3.2. The property is a semi-detached mid-century house with exposed red brick on the ground floor and hung clay tiles to the first-floor elevation. The roof is similarly red clay tile.
- 3.3. There are a number of similar semi-detached houses along the road built at the same time as this house, some of which have been extended and adapted over the years, including side and front extensions similar to the layout of this proposal.
- 3.4. The adjoining property at No.59 has previously had a 2 storey side extension with a partial front extension with an off-white render finish to the ground floor.

4. THE PROPOSALS

- 4.1. The proposed scheme seeks consent for a 2-storey side extension to accommodate additional living space, utility room, WC, additional bedroom and shower-room to the first floor.
- 4.2. The proposal is to replace the clay hung tiles with a more contemporary painted horizontal timber cladding to the first floor. There is precedent for this being done on Roundstone Crescent.
- 4.3. The ground floor external brick walls are to be rendered in a dark grey colour to contrast the timber cladding and enhance the visual appearance of the house from the



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street. There is precedent for a rendered finish on the neighbouring property.

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4.4. The windows are to be replaced with modern double glazed windows with dark grey frames and improved thermal ratings.

4.5. The proposal is to replace the existing entrance door over-hang with a more modern aluminium clad overhang to the same depth as the current over-hang.

5. CONCLUSIONS

5.1. The proposal is considered to be in line with the local planning policy as the design and size is in keeping with the local character of the neighbouring properties.

5.2. It is considered that the proposed alterations will improve the visual appearance of the house and provide a more contemporary appearance to the house. Various similar alterations have been made to houses on the street and it is considered that this modernisation should be considered acceptable.

5.3. The adjoining property has previously been extended, and it is considered that this proposal would balance out the design of the two semi-detached houses. The front single storey extension is considered acceptable in this case given the format of the adjoining property.

5.4. The replacement of the hung tiles with timber boarding is considered to improve the visual appearance of the house, and would be in keeping with other houses on the road which have similarly been re-clad with timber boarding.