

KEITH SWAIN DESIGN

Engineering Designs

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DESIGN STATEMENT

332 STAND LANE, RADCLIFFE, M26 1JB

The enclosed application is for full Planning Householder Permission for ground floor extension involving lounge, utility, disabled wc & shower and 'Granny' accommodation.

The application relates to drawing number **P13616** and associated documents.

INVOLVEMENT

There is no need for wide consultations on this application, it relates to the Householder Planning Approval for ground floor extension combined with accommodation for elderly parents with reduced mobility due to on going poor health and a separate private letter/statement has been issued by the applicants.

Historic applications possibly made within the borough for permissions in terms of the detached garage may have been done many years ago and a search for details has not been successful.

The original building may not have included the garage.

As part of this process a change of use of the garage to habitable space is self-apparent in that it would be considered permitted development.

If Planning consider the application and its documented contents are material matters for highways comments then we would suggest the basis of the need to consult would be for ensuring two car spaces on site.

There are no changes to movements of the vehicles within, on or off site as this has been well established.

The driveway length is 9.0m at 2.5m wide with a further 4.0m at 2.4m wide. An allowance is made of approximately 2m for stowing of refuse bins.

There shall be a notification procedure for informing the Building and Planning Authority of any future maintenance work being carried out and this is to establish if the proposed works are considered legally controlled by the local Council.

ASSESSMENT, PLANNING HISTORY & BUILDING CHARACTER

Original building and garage sits in the green belt and the NPPF paragraph 145 (c) offers guidance for appropriate allowable extensions.

Council Policy considers a 33% volumetric increase would be acceptable along with retention of openness in the green belt.

Pre existing boundary fencing up to 2.5m high defines the site referred to in the application and the site has sharp drop of 800mm from patio level to the grassed garden level.

The patio level shall be considered the ground level from which heights are measured.

All the sewers are present and easily accessible via steel inspection covers.

Surface water run off goes into surface gulleys within the site.

Sewerage runs into existing drains, inspection chambers then into public sewers.

The building is mostly brick wall with slate/tiled roof.

The building presents as in need for upgrading and renewal with some minor brickwork imperfections existing to the front and rear.

The building has been surveyed with no major concerns of its structural integrity.

Upgrading features will include the following sustainable aspects:

- Full fire alert system and a full security system.
- Heating and controls in perfect order.
- Full high specification thermal and acoustic insulation.
- Full functioning surface water and sewer drains
- Existing large outside front area for parking of two cars.
- There is scope to have a wider front driveway for parallel parking.

VOLUMETRIC EVALUATION (Refer to the 1/200 scale plan.)

Volume of house not including the garage is **432.2m³**

Made up as follows;
Front bay 4.5m³
Rear bay 7.3m³
Rear annex 28.8m³
Main roof 55.3m³
Main body house 336.3m²

Volume of existing garage is 29.0m³
Volume of proposed extension is 195.9m³
Volume of total addition to property is $195.9 - 29.0 - 28.8 - 7.3 = \mathbf{130.8m^3}$

Percentage volumetric addition is **30.2%**

Permitted Development allowance in Green Belt
Volume for a side extension
3m to eaves, 4m max ht, 2.45 wide, 9m long = 77.17m³
Volume for a rear extension
3m to eaves, 4m max ht, 6.6m wide, 3m projection = 69.3m³
Volume of garage is 29.0m³

Total permitted volume plus exg retained garage $77.17 + 69.3 + 29 = \mathbf{175.47m^3}$

Percentage permitted volume plus existing garage is **43.5%**

CONCLUSION

The proposal will have a volume substantially less than permitted calculated volume set out in DCLG technical guidance.

Strictly conforming to Permitted Development design would result in an awkwardly separated set of rooms with no internal room connectivity along with a detached room (use change of garage) and be a wholly unacceptable layout for modern living.

Given the applicants need to care for their elderly parents and the obvious need for internal access to each of the rooms that is presented in the design, along with necessary occupational privacy, then the council guide allowance of 33% is substantially less than what would be permitted according to DCLG technical guidance and yet with the presented design we are able to achieve 30.2%

WASTE MANAGEMENT STATEMENT

The purpose of this statement is to make the applicants aware of their responsibilities in relation to the collection and disposal of all waste created at the site. The appropriate

legislation is section 33 of the Environmental Protection act 1990 and the following statement applies:

‘A person shall not deposit controlled waste, or knowingly cause or knowingly permit controlled waste to be deposited in or on any land unless a waste management licence authorising the deposit is in force and the deposit is in accordance with the licence.’

This essentially means that all waste created at the site goes into a skip or other suitable container and have it taken to a licensed waste receiving site for salvage, recycling or disposal. Everyone has a ‘duty of care’ in respect to ensuring all waste is removed /transported away from the site by licensed carriers.

The bulk of the waste created on site will be either hazardous, non hazardous or inert or combination of all three with hazardous less likely.

Material that is hazardous will be subject to separate storage and ultimate disposal.

All waste material should be identified and labelled and notified to the waste disposal site destination. People who are not used to carrying out this sort of work are best advised to seek separate expertise.

As agent for this application I do not expect (anticipate) incorporation of ‘End of Waste’ Quality Protocol compliance or any application for waste exemption permits. The waste created at the site is to be appropriately disposed and in accordance with Environment Agency guide lines.

It is understood that the removal and disposal of all waste types is carried out in accordance with Environmental Agency requirements and done by certified carriers and certified waste agencies.

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