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25/9/18

ACCESS AND DESIGN STATEMENT

2 FRONT STREET, EAST BOLDON

2 Front Street is located in the East Boldon Conservation Area, and is an attractive house with most of its original detailing to the front and side of the dwelling. The rear, however, has been previously extended with a flat roofed garage and flat roofed dormer set into a low pitched slate roof.

The work proposed is the resubmission of a previous refusal of Planning Permission ref. ST/0353/18/HFUL for the removal of the existing rear dormer and construction of a rear bathroom, en-suite, and dressing room extension above part of the existing rear offshot, with a Conservation rooflight to the existing staircase.

In terms of Access, it is not considered that there are any issues as the extension is to an upper floor level.

The amount of development is a pitched roofed extension as described above. Due regard has been taken of the reasons for refusal - the height and size of the rear dormer has been reduced, and it has been relocated away from the gable of the house.

The layout of the existing house is unchanged. The new bathroom extends from the existing half landing to the existing rear staircase and the existing rear bedroom is extended to provide the en-suite and built in wardrobe.

The scale of construction is increased to a full two storey, rather than the existing partial extension created by the dormer that is to be removed, but the overall height has been minimised by stepping down into the new extension and taking advantage of the split level on the stair landing.

The appearance of the building follows the general design and detailing of the existing building – slate roof, red brick walling with blue brick banding courses, etc., and white upvc windows.

No landscaping is proposed.

The removal of the existing rear dormer and construction of the new extension is considered to be an improvement as the dormer is flat roofed, of an inappropriate design, and therefore detracts from the appearance of the house.

The proposed extension has been stepped down so as not to create excessive height in relation to the adjoining property and reflects the detailing of the existing property, thereby improving its overall appearance.

All of the other properties in this terrace have pitched roof offshots similar to the extension proposed, and particularly no.12 Front Street which mirrors the proposed extension to complete the symmetry of this block of houses.

The new proposals improve the appearance of the gable, extending all existing detailing and a pitched slate roof over the line of the original flat roofed dormer. The dormer has been reduced in size and slate clad to match the existing materials, allowing it to be built square to the existing dwelling, removing previous concerns about the splayed rear roof.

For all of these reasons the proposed development is believed to be justifiable.



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HERITAGE STATEMENT

2 FRONT STREET, EAST BOLDON

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The layout of the existing house is unchanged. The new bathroom extends from the existing half landing to the existing rear staircase and the existing rear bedroom is extended to provide the en-suite and built in wardrobe.

The scale of construction is increased to a full two storey, rather than the existing partial extension created by the dormer that is to be removed, but the overall height has been minimised by stepping down into the new extension and taking advantage of the split level on the stair landing.

The appearance of the building follows the general design and detailing of the existing building with a pitched slate roof, and red brick walling with blue brick banding courses and white upvc windows.

The removal of the existing rear dormer and construction of the new extension is considered to be an improvement as the existing dormer is flat roofed, of an inappropriate design, and therefore detracts from the appearance of the house.

The proposed extension has been stepped down so as not to create excessive height in relation to the adjoining property and reflects the detailing of the existing property, thereby improving its overall appearance.

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