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HERITAGE, ACCESS, AND DESIGN STATEMENT

16 WHITBURN ROAD, EAST BOLDON

16 Whitburn Road is located in the Cleadon Conservation Area.

Application is being made for the retrospective approval of a single storey rear sun lounge extension with a flat roof/glazed roof lantern.

The extension was constructed with Building Regulations approval, but as it is a relatively small extension of the existing rear kitchen offshoot the owner had assumed that Planning Permission was not required, and it did not become apparent during its construction that this was not the case.

In terms of Access, it is not considered that there are any issues as there are no changes to the existing principal access arrangements at the front of the house.

The amount of development is as described above, a single storey rear sun lounge extension with a flat roof/glazed roof lantern.

The layout of the dwelling is largely unaffected by the proposals, simply adding the new sun lounge to the existing kitchen, extending the existing flat roof and adding in a glazed roof lantern to extend over part of the existing kitchen as well as the new sun lounge.

The scale of construction is limited to the existing single story height with the addition of the glazed lantern.

The appearance of the building is also largely unaffected as the extension is built in exactly the same materials as the existing dwelling (black fascias/r.w.goods, off white render, and white upvc door, window, and lantern framing.

The new extension does not project beyond the line of the existing kitchen offshoot, has no side facing windows, and retains sufficient separation from the nearest boundary so it has no adverse impact on the adjoining property either visually, or in terms of any overshadowing, lack of privacy, etc.

No landscaping is proposed as the extension abuts a large paved patio. The relatively dense foliage to both side boundaries and the remainder of the existing garden is not affected by the extension.

As stated, the extension has been built in exactly the same materials as the existing dwelling so it has no adverse effect on the house itself, on any adjoining property, or on its setting within the Cleadon Conservation Area as a whole.

For these reasons the proposals are considered to be justified.