

REVISION

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Design & Access Statement

**Proposed Alterations and Extensions to 3 Newark Drive, Whitburn,
Sunderland, SR6 7DF**



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Design, Access & Heritage Statement

1.0 Property History & Introduction

- 1.1. This Design & Access Statement has been prepared by CR Design Services on behalf of the applicant to accompany the householder application at 3 Newark Drive, Whitburn, Sunderland, SR6 7DF.
- 1.2. The following statements are to be read in conjunction with the householder application to alter and extend the existing detached dwelling.
- 1.3. The structure and detail of this document follows guidance set out by the section 6 The Town and Country Planning (Development Management Procedure) and should be read in conjunction with the supporting drawings that accompany the application.
- 1.4. The proposal has been developed in consultation with the homeowners to provide additional living accommodation suitable for their long-term needs while improving the functionality, appearance and energy efficiency of the property.
- 1.5. The proposals have been designed with respect for the surrounding residential area.

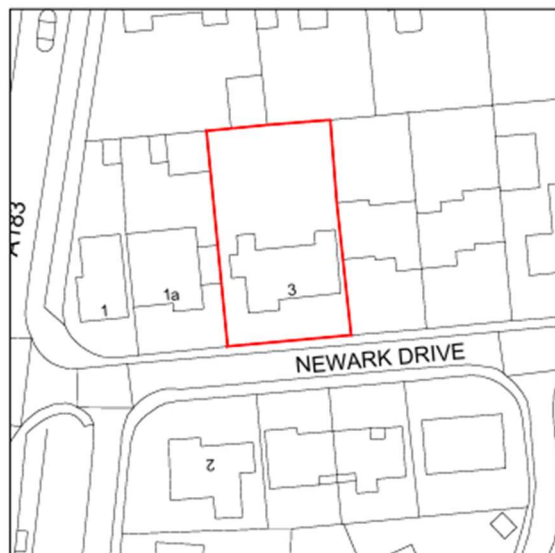


Figure 1 – Existing OS Map

2.0 Existing Site, Surroundings & Access

- 1.1.** The application site comprises an existing detached dwelling located within a well-established residential area of Whitburn. The property occupies a generous plot with private driveway parking to the front and a substantial rear garden.
- 1.2.** The surrounding area is characterised by detached and semi-detached dwellings of varying ages, styles and scales.
- 1.3.** Many properties within the locality have been altered or extended over time, resulting in a varied street scene where contemporary additions sit alongside more traditional forms.
- 1.4.** The property's principal elevation would be that which faces onto Newark Drive. This is also where the property is accessed, either via the front door or the garage. There is also access to the rear of the property.
- 1.5.** The driveway and parking layout will be unaffected by the works.

3.0 Existing Property

- 2.1.** The dwelling is a bungalow and currently provides accommodation over a ground floor with an undeveloped roof space and an integral garage.
- 2.2.** The existing internal arrangement no longer meets the functional requirements of the occupants and offers limited open-plan family living.
- 2.3.** The existing loft remains largely unused and represents an opportunity to increase accommodation without increasing the overall footprint of the dwelling.
- 2.4.** The dwelling appears to be of traditional domestic construction, finished in red facing brick with a darker engineering brick acting as the plinth of the external walls.
- 2.5.** The principal roof is clad in brown interlocking concrete roof tiles, as are the projecting gable and catslide roof at the rear.
- 2.6.** The windows are finished in white uPVC.
- 2.7.** Rainwater goods are finished in black uPVC.
- 2.8.** The front door is finished in timber, and the front steps are ceramic tiles in a buff colour.
- 2.9.** The boundary of the property is formed by a brick wall with stone coping and metal railings between the brick piers.

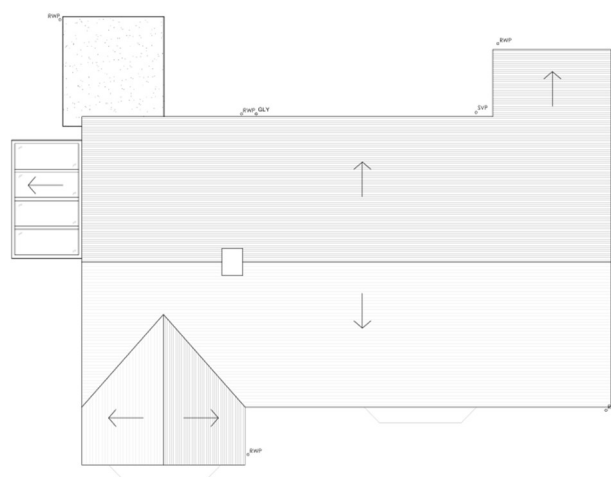
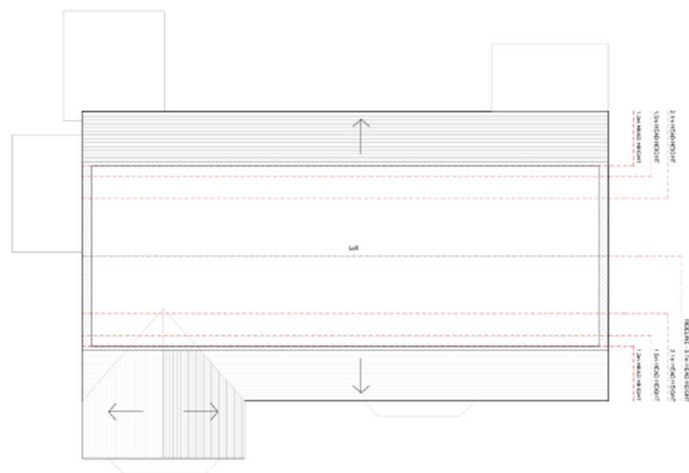
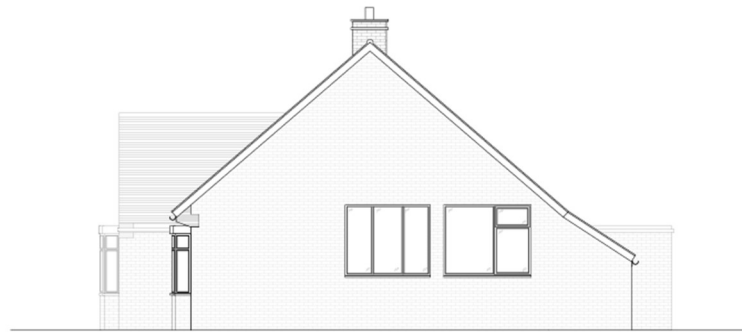


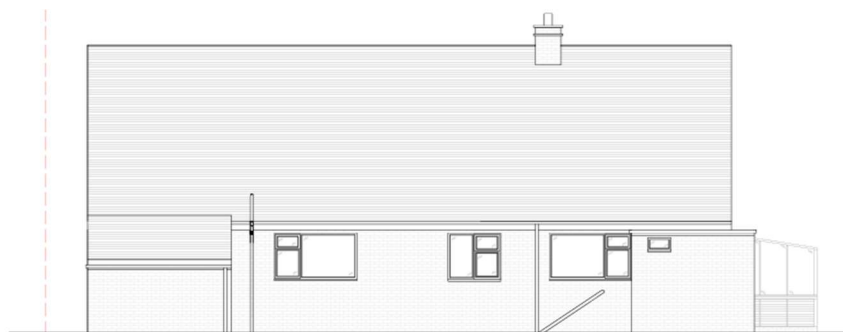
Figure 2 – Existing Plans of the Property



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

Figure 3 – Existing Elevations of the Property



Figure 4 – Existing external images of the property



Figure 5 – Existing internal images of the property showing modernisation is required

4.0 Planning Precedent

- 4.1. The application site is located within a well-established residential area characterised by a varied mix of detached and semi-detached dwellings.
- 4.2. Over time, many properties within the locality have been extended, altered and remodelled, resulting in a diverse street scene that accommodates a range of architectural styles, scales and materials.
- 4.3. The surrounding area demonstrates an established pattern of residential investment and improvement, with numerous properties having undergone significant extensions and external alterations.
- 4.4. Consequently, the proposed development would not appear isolated or out of character within its context but would contribute to the ongoing evolution of the area.
- 4.5. There is no known recent planning history relating to the application property, though it is understood that small rear and side extensions appear to have been added historically.
- 4.6. Locally, planning permission was previously granted for a side extension at 30 Newark Drive (REF: ST/0239/13/FUL), demonstrating the Local Planning Authority's acceptance of substantial domestic extensions within the street.
- 4.7. Supporting documentation for other nearby applications also acknowledges that Newark Drive and the surrounding roads exhibit a variety of dwelling designs, materials and extensions, reflecting the gradual evolution of the residential character.



Figure 6 – Images of neighbouring properties within proximity of 3 Newark Drive

5.0 Proposed Development

Planning permission is sought for comprehensive alterations to the dwelling, including:

- 5.1. A substantial single-storey rear parapet roof extension to create a larger open-plan kitchen, dining and living area, including roof lanterns and French doors.
- 5.2. Gable to the front lifted to provide additional space in the loft. This is then mirrored on the rear.
- 5.3. A new canopy over the front door.
- 5.4. Internal remodelling of the existing ground floor to improve circulation and functionality.
- 5.5. Conversion of the existing loft to provide additional bedrooms, including three new dormers.
- 5.6. Installation of rooflights to provide natural daylight to the loft accommodation.
- 5.7. External alterations including new windows and doors where required.
- 5.8. Replacement and upgrading of external finishes where appropriate.
- 5.9. Installation of photovoltaic solar panels on the roof slopes with the greatest solar gain potential.

The proposal has been designed to integrate with the existing dwelling while providing a contemporary yet sympathetic appearance.

6.0 Design Principles

- 6.1. The overall design seeks to renovate the existing property to create a modern family home.
- 6.2. The proposed extensions adopt simple forms with a restrained palette of materials.
- 6.3. The principal dwelling remains visually dominant, with the extensions reading as subordinate additions.
- 6.4. The design avoids unnecessary visual complexity, instead relying on clean architectural detailing and high-quality materials to compliment the existing property.
- 6.5. Large, glazed openings to the rear improve natural daylight and strengthen the relationship between the internal living spaces and the rear garden, while more modest openings are maintained on side elevations to preserve neighbouring privacy.
- 6.6.

7.0 Scale and Appearance

- 7.1. Although the proposal represents a significant extension to the dwelling, it remains proportionate to the generous plot size and maintains appropriate separation from neighbouring properties and boundaries.
- 7.2. The scale of the development has been carefully considered to avoid appearing overly dominant within the street scene.
- 7.3. The loft conversion has been designed within the existing roof form, with rooflights providing daylight whilst minimising visual impact.

8.0 Materials

The proposed external materials have been selected to compliment the street and create a cohesive appearance with neighbouring properties.

- 8.1. White/Off-white rendered external walls with brickwork to match existing forming brick plinth below.
- 8.2. Red roof tiles
- 8.3. uPVC or aluminium door and window frames with decorative mullions.
- 8.4. Light grey accents, E.G. Front door.
- 8.5. Rooflights integrated within roof slopes.
- 8.6. Photovoltaic panels positioned discreetly on roof.
- 8.7. Roof lanterns positioned discreetly on parapet roof to rear with hidden gutter detail.

The use of matching and complimentary materials ensures the development integrates successfully within the existing property.

9.0 Residential Amenity

- 9.1. The proposal has been designed to maintain an appropriate level of residential amenity for neighbouring occupiers.
- 9.2. The extension is located principally to the rear of the dwelling, where impacts on the public/street scene are limited.
- 9.3. Existing boundary treatments and separation distances help minimise overlooking, whilst the positioning of windows and rooflights, and addition of opaque glazing where required has been considered to reduce any potential impact on neighbouring privacy.
- 9.4. Given the spacious nature of the plot and surrounding development, the proposal is not considered to result in unacceptable overbearing effects, overshadowing or loss of outlook.

10.0 Highways, Access & Parking

- 10.1 The development alters the existing vehicular access arrangements by replacing the brick wall with a buff stone wall of similar height.
- 10.2 It also extends the opening for the driveway, without adjusting the drop kerb, to allow for additional parking on the private driveway of the property.
- 10.3 Adequate off-street parking is retained within the existing driveway, and the proposal is not expected to generate additional traffic movements that would adversely affect highway safety.

11.0 Sustainability

11.1 The proposal seeks to improve the environmental performance of the dwelling through improved building fabric, modern insulation standards, high-performance glazing, installation of photovoltaic solar panels and improved natural daylight to principal living spaces.

11.2 These measures will contribute towards reducing the property's operational energy demand and support wider sustainability objectives.

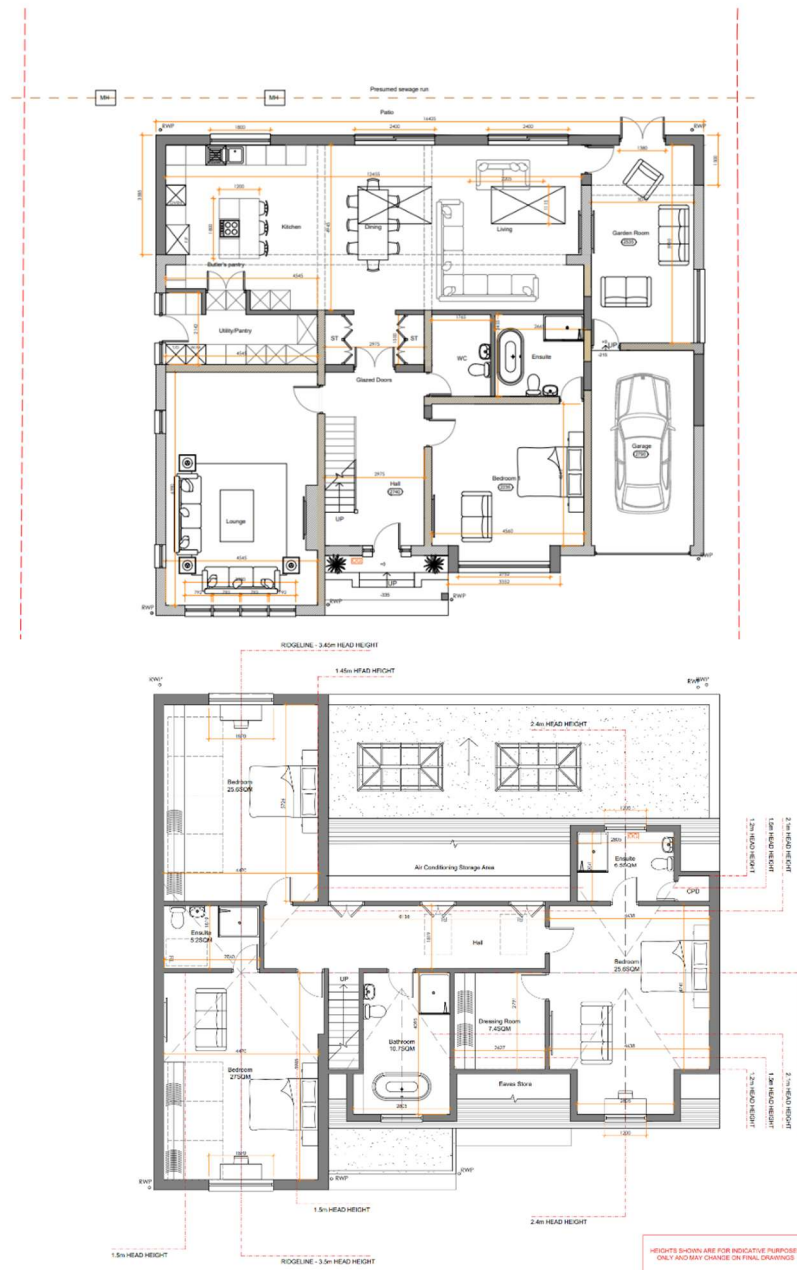
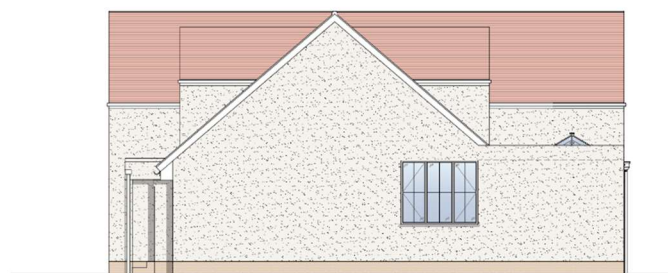




Figure 7 – Proposed plans of the property



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



Figure 10 – Existing & Proposed Boundary Streetscene

12.0 Conclusion

- 12.1 The proposed developments represents a well-considered enhancement to an existing family dwelling.
- 12.2 The extensions and alterations have been designed to compliment the existing property while significantly improving the quality of internal accommodation and future-proofing the home for long-term occupation.
- 12.3 The proposal respects the character of the surrounding residential area, maintains acceptable levels of residential amenity and retains adequate parking and access arrangements.
- 12.4 It is therefore considered that the development accords with the relevant policies of the Development Plan and represents sustainable, high-quality residential development.
- 12.5 Accordingly, planning permission is respectfully requested.

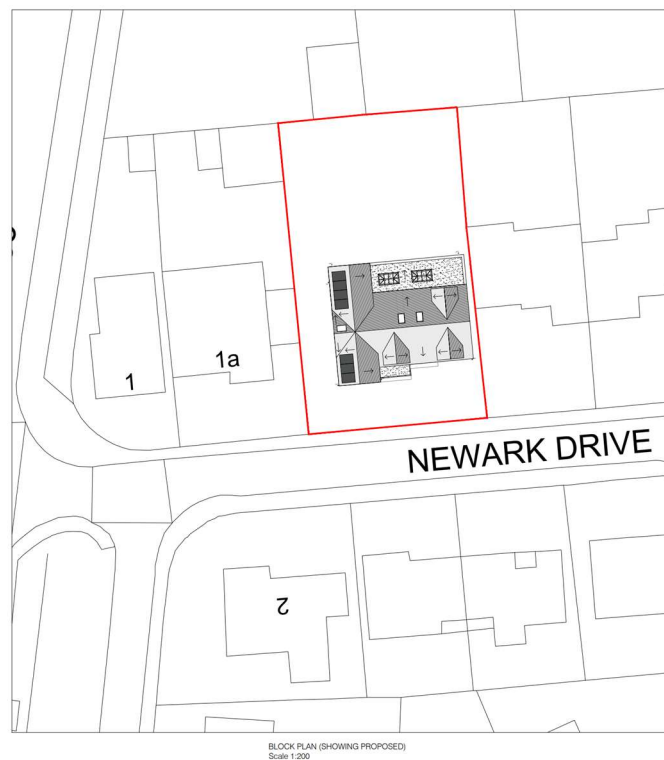


Figure 11 – Proposed OS Map.