

# Planning Statement

## INTRODUCTION

This Design and Access statement has been produced by PCDS Building and Structural Design Consultants to describe the proposed development at 23 Healey Street and accompanies our Householder Planning Application dated 9 October 2017.

The description of the proposed development is as follows:

***'Demolition of existing single storey rear extension and erection of two storey rear extension. Addition of timber sash window in the existing outrigger. Replacement of UPVC windows with timber framed units throughout. New basement. New black painted metal railings to front boundary.'***

## USE

23 Healey Street is a 5 bedroom dwellinghouse.

## SITE PLAN



Image 1: Extract from Location Plan

## SITE

23 Healey Street is a three storey Victorian mid-terraced building located on the east side of Healey Street. Due to the site being located between Healey Street and Grafton Crescent (as illustrated in Image 1), there are public views of the building from both the front and the rear.

The rear garden at 23 Healey Street has external access from Grafton Crescent.

The external walls of the front elevation (Healey Street streetscene) are stucco-faced at ground floor level, with facing stock brickwork above and stucco window detailing to the upper floors. The ground floor and first floor windows to the front elevation have a low level black cast iron 'faux' balcony railing detail.



Image 2: Streetscene from Healey Street

The external walls of the rear elevation (Grafton Crescent streetscene) are facing stock brickwork.

Although the building is not listed nor located within a conservation area the presence of original period features to the Victorian dwellings along Healey Street provide for an attractive and uniform 3 storey terrace streetscene.

The original building has a two storey rear 'outrigger' constructed in matching facing stock brickwork with a slate mono pitch roof. The first floor of the outrigger presently comprises a bathroom. The outrigger first floor level is at half landing level (i.e. lower than the first floor level of the main building).

The main roof of the building is a butterfly/valley roof concealed on Healey Street behind a stucco – faced parapet wall. There is no parapet wall to the rear of the building and the butterfly/valley roof form is therefore visible from the public views on Grafton Crescent.

The property also has a single storey rear extension with a felted pitched roof. This extension is considered to have no architectural merit and is to be demolished as part of the proposed development.

The existing windows of the dwelling are white UPVC. The material and style of these existing windows does not match the original windows and are considered to harm the character and appearance of the host building. The existing UPVC windows are to be removed as part of the proposed development.

## **SITE PLANNING HISTORY**

Reference: 2015/6912/P

Description: Erection of a two storey rear extension, first floor rear terrace, insertion of roof lights, replace the second floor rear UPVC window with a timber frame and converting the first floor rear window to a door.

Decision: Granted

Decision Date: 01-03-2016

Reference: 2016/1593/P

Description: Demolition of existing single storey extension, creation of two storey rear extension, and addition of timber sash window in the closet wing.

Decision: Granted

Decision Date: 23-05-2016

Reference: 2016/1596/P

Description: Erection of a third floor roof extension to create additional accommodation.

Decision: Refused

Decision Date: 24-06-2016

*Appeal Lodged: 25-07-2016*

*Appeal Decision: Dismissed*

*Appeal Decision Date: 09-09-2016*

Reference: 2016/4728/P

Description: Erection of two storey rear extension, replacement of uPVC windows with timber framed units and installation of roof lights in main roof.

Decision: Refused

Decision Date: 25-11-2016

Reference: 2016/4729/P

Description: Erection of mansard third floor roof extension to create additional accommodation.

Decision: Refused

Decision Date: 28-10-2016

*Appeal Lodged: 21-12-2016*

*Appeal Decision: Dismissed*

*Appeal Decision Date: 02-02-2017*

## **NO. 21 HEALEY STREET PLANNING HISTORY**

Reference: 2015/6097/P

Description: Erection of a mansard roof extension. Demolition of existing part single, part two storey rear extension and erection of ground floor rear extension with roof terrace above (at first floor) and erection of first floor part width rear extension.

Decision: Refused

Decision Date: 04-02-2016

*Appeal Lodged: 22-04-2016*

*Appeal Decision: Allowed*

*Appeal Decision Date: 19-07-2016*

## **PROPOSED DEVELOPMENT COMMENTARY**

### **TWO STOREY REAR EXTENSION**

The proposed development includes a two storey rear extension constructed in facing brickwork to match the host building. The proposed ground floor element extends 1.5m beyond the rear wall of the existing outrigger.

The proposed first floor element has been set back 0.5m from the rear wall of the outrigger to retain the built form of the outrigger and allow for the existing slate mono pitch roof to be retained. The flat roof of the first floor extension is to have a facing brickwork parapet wall to the perimeter, to match the style and appearance of the existing outrigger parapet wall (party wall).

The two storey rear extension includes the insertion of double doors with a glazed Juliet balcony at first floor level and the insertion of bi-fold doors at ground floor level.

The two storey rear extension has been designed to be of a similar/comparable size to the two recently approved development at the applicant's site (Local Authority Reference 2016/1593/P and 2015/6912/P) and the similar development to the neighbouring property, No. 21 Healey Street, recently allowed at Appeal (Local Authority Reference 2015/6097/P).



Image 3: Streetscene from Grafton Crescent

The two storey rear extension is considered to appear subordinate to the host building and is not considered to appear overly intrusive when viewed from Grafton Street.

With regards to the development being visible from public views on Grafton Street it is worth noting the Inspectors comments from the recently allowed appeal at No. 21 Healey Street for a similar development to the rear of the dwelling (Local Authority Reference 2015/6097/P) .

*7. During my site visit, I observed that many dwellings have been extended, and/or altered, especially to the rear, where there are numerous extensions of various shapes, sizes and forms. Whilst varied in style, the extensions and changes to the rear of the terrace within which the appeal property is located, tend to appear subordinate to host properties and due to the overall height and massing of the terrace, do not appear unduly dominant or intrusive.*

8. I also noted, during my site visit, that the various alterations apparent along Healey Street include various modern features, including a spiral staircase, a porthole window, white rendering, an aluminium frame grey window, variously sloping roofs, large panes of glazing, a balcony and so on. Whilst individually striking in their own way, none of these features, either on their own or together, are so intrusive or dominant as to detract from the overall sense of uniformity provided by the terrace as a whole. Rather, they provide for a pleasing sense of interest and reflect various efforts made to make the best use of space within a dense urban area.

12. Due to the juxtaposition of streets in the area, the rear of Healey Street does not feature prominently in wider views, but, rather, appears as a subordinate backdrop to the front of Grafton Crescent. Given this, and the wide and varied range of changes to the rear of Healey Street, I find that the proposed development would appear neither dominant nor incongruous, but instead, it would simply form one of a number of subordinate changes to the rear of the terrace. As such, it would appear in keeping with its surroundings.

13. I note above the wide variety of changes that have occurred along Healey Street, mostly to the rear of the terrace. These include two storey extensions. The proposed ground and first floor extension, including the glass balustrade and terrace, would appear in keeping with these existing extensions, whilst adding interest to the rear of the terrace. I am also mindful in this regard of Healey Street's subordinate appearance when seen against Grafton Crescent.

#### NEW TIMBER SASH WINDOW IN THE EXISTING OUTRIGGER

A new timber sash window has been added to the rear elevation of the existing outrigger to provide the proposed study with natural light and ventilation. A similar window was proposed in the recently approved development at the applicant's site (Local Authority Reference 2016/1593/P).

#### REPLACEMENT WINDOWS

The existing white UPVC windows are to be replaced throughout with white painted timber sash windows to match the original design. Several of the properties on Healey Street have retained the original timber windows allowing for the original design to be accurately replicated.

#### NEW BASEMENT

The proposed development includes a new basement toward the rear of the dwelling to provide a utility room and a gym. Basement structural details accompany this application.

#### NEW BLACK PAINTED METAL RAILINGS TO FRONT BOUNDARY

The existing front boundary masonry wall is to be demolished and replaced with black painted metal railings, similar to the neighbouring property, 21 Healey Street. The existing front boundary masonry wall is not original nor does it hold any architectural merit.

#### ACCESS

Access on to the site from the public highway will remain as existing.