CHRIS LOW ARCHITECTURE

Tel: 07834 388863
Email: info@chrislowarchitecture.co.uk
Web: www.chrislowarchitecture.co.uk

Job Ref: CLA/025013

13th August 2025

PLANNING STATEMENT FOR
PROPOSED TWO STOREY SIDE EXTENSION AT
17 TAY CLOSE, ST IVES, PE27 3FY

BACKGROUND

17 Tay Close, St Ives is a semi-detached house part of a housing development situated to the north of St Ives below Marley Road. The property occupies a plot of 0.0168 hectares (168 metres squared) and is bounded by number 15 Tay Close to the North and number 19 Tay Close to the East. The property is owned by Mr and Mrs Bensaud.

The existing ground floor comprises of 1 front reception room accessed off the entrance door/lobby and to the right. The front lobby opens into the front reception room with the kitchen set beyond this space situated at the rear left hand side of the property. There is a staircase leading up to the first floor situated at the rear right hand side.

The first floor benefits from 1 bedroom with a separate family bathroom accessed via the first floor landing.

DESIGN PRINCIPLES

The proposals are aimed at enhancing the properties existing features whilst providing a more modern style of living whilst also improving the properties energy efficiency with up to date construction methods and materials.

At ground floor the proposal is to extend the side of the property to increase the size of the ground floor creating a new open plan kitchen and dining area. The existing kitchen would then be transformed into a new utility room. This would greatly enhance the quality of living at ground floor.

At first floor the new extension would provide a new large bedroom with separate ensuite. This would then turn the property from a 1 bedroom home to a two bedroom property, greatly improving the quality of living for the current owners.

The extension will be finished in a red brick to match the original property, with white upvc windows and doors, also to match the current property and surrounding development.

SCALE

The current property carries a gross internal floor area of 50 sq m. The proposed additions at ground and first floor will add an additional area of 36 sq m of habitable floor space and will vastly improve the space and make it feel considerably bigger.

APPEARANCE / MATERIALS

The side extension will be finished in red brickwork to match the original property. The roof will be finished in concrete roof tiles and the windows and doors will be white upvc.

ENERGY EFFICIENCY

The proposed dwelling will be constructed to the latest Building Regulation specifications.

LANDSCAPING

The garden spaces both at the front and rear of the property will remain largely unaltered, with the exception of a new patio area to suit the profile of the new rear extension. The existing 1.8m high close board fencing to the side boundary will be reduced where the new side wall is situated and simply run into the new extension.

ACCESS

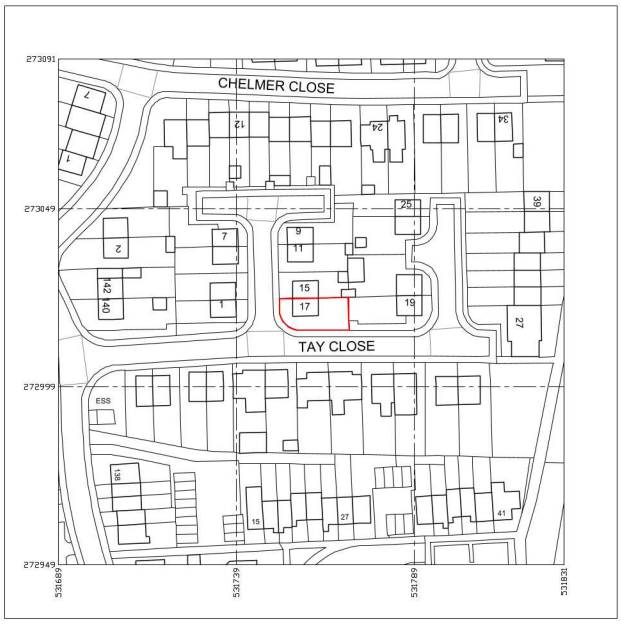
Access to the property will not change either permanently or during the construction phase with the front part of the property remaining unaltered throughout the works. Any work vehicles will need to be kept on Tay Close however the property does benefit from 2 separate off road parking spaces, 1 at the front of the property and 1 at the rear. Materials can be delivered to the front of the property and stored within the rear garden, transported through the current side extension.

SUMMARY

We believe that the proposals will not impact on the existing property and the surrounding area.

We have tried to ensure that the proposals, whilst sufficiently improving the current standard of living, will not impact on the area and will provide a beautiful family home for the current owners.

LOCATION



Unique plan reference: v2f//1251861/1680204





SITE LOCATION PLAN (1:1250)

For and on behalf on Chris Low Architecture Ltd