PLANNING STATEMENT

Incorporating Heritage Statement

For

Extensions and Alterations to 17A Bury Road, Ramsey, Huntingdon



1.0 INTRODUCTION

This planning statement has been prepared to support a householder planning application for a two-storey (room in roof) side extension between the existing dwelling and garage as well as the construction of a first-floor extension over the existing garage. In addition to this, we are also seeking to obtain permission to make alterations to the existing dwelling, including insertion of a dormer window to rear elevation, insertion of velux to front elevation and replacement windows generally.

2.0 BACKGROUND

2.1 Site Summary

The application site is within Ramsey, a town in Huntingdonshire. The application site is along Bury Road, a main road which connects bury to Ramsey and lies within Ramsey's Conservation Area.

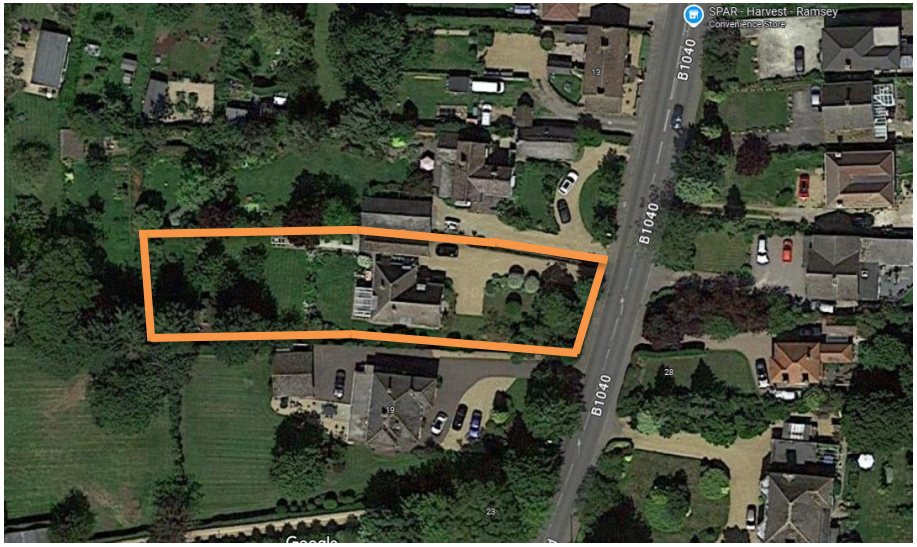


Figure 1: Google ariel view of site – outlined in orange

No.17A Bury Road is a two storey (room in the roof) detached dwelling constructed from red brickwork, with concrete plain tiles and features dormers – refer to images below. The dwelling is located on a large plot which has mature hedges and trees along the front (East) boundary. Due to the verdant character of the area, No.17A is not readily visible in the street scene. The dwelling has access to the rear garden from between the dwelling and garage, and from the south of the dwelling via a 3m wide gate.



Front Elevation – East (partial)



Rear Elevation – West (partial)



Rear Elevation – North West (Partial)



Front Elevation of Garage – East (Partial)



Google Street view – No.17A Bury Road and No.19 Bury Road



Google Street view – No.17A Bury Road view from South of Bury Road



Google Street view – No.17A Bury Road view from North of Bury Road

No.17A's access drive is from the East of site and is parallel to the neighbours (No.17) access drive. The drive sweeps to the south, in front of the properties gable end elevation, and has plenty of space for parking and manoeuvring.

2.2 Surroundings

Neighbours of the property are also detached and two-storey, or room in roof, set back from the main road and feature large plots. The properties along Bury Road have a loose linear arrangement and are mostly substantial in size. The majority of the properties have boundary hedges and trees which screen the buildings and is a key characteristic of the road.

Please see below images of some of the properties along Bury Road, Ramsey, demonstrating the variety in age, design and scale. The majority of the properties are either buff or red facing brick, with some featuring sections of render or cladding:



Images taken from Google Street view

2.3 Flood Risk

The site is identified to be within Flood Zone 1 on the Environment Agency's Flood Map for planning, but the Strategic Flood Risk Assessment 2017 identifies the area as susceptible to ground water flooding. Being within Flood Zone 1 means that it has a low probability of fluvial flooding. The site is also on an area of land that is susceptible to ground water flooding, with a 50%-75% chance.



Figure 2: Extract from Gov.UK Flood Maps

The application sites does not exceed 1 hectare, therefore, there is no requirement for the submission of a site-specific flood risk assessment nor would the development result in an increased risk of flooding in the locality. Based on this we believe it accords with Policy LP5.

2.4 Planning History

The properties planning history is listed below:

- 21/0951/HHFUL – Approved
  Proposed extension and alterations to existing dwelling

  The above proposal, which was approved in 2021, was for the construction of an infill extension between the existing dwelling and the garage, as well as part conversion of the garage.
  The proposed extension linked the existing hipped roof to the garage, which resulted in a slightly raised ridge and scale from the street scene.

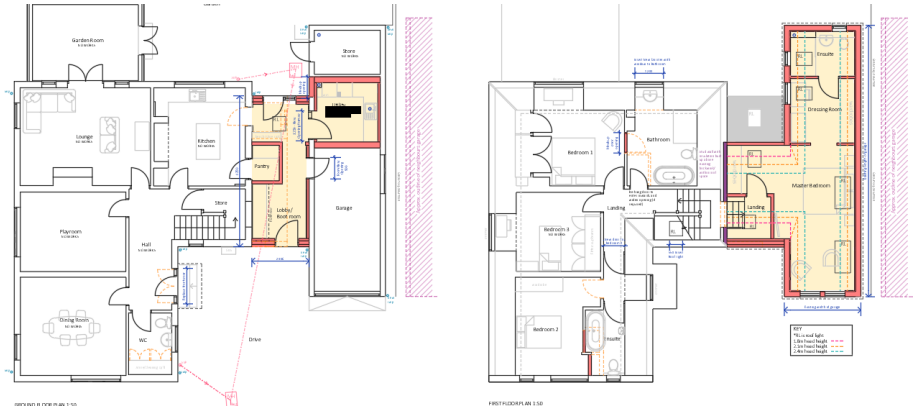
3.0 DESIGN PROPOSAL

The proposal for No.17A has taken into consideration the Design Context, Conservation area, existing amenity and built form, when developing the design. When producing the design reference was also made to relevant policies as well as Huntingdonshire's Design Guide and the Ramsey Conservation Area Character Statement.

Specifically, the Bury Road area of Ramsey is referenced in the Ramsey Conservation Area Character Assessment (2005) and in particular highlights that development which would detract from the spacious character of the street, particularly the characteristic of deep front gardens, and space around the dwellings should not be permitted. These guides have informed the design, as described below.

3.1 Layout & Scale

The proposal is for a two-storey (room in roof) extension between the existing garage and dwelling. This will act as an 'infill' extension between the host dwelling and the garage. The other part to the proposal is for an upward extension over the garage, which will link to the infill extension and host dwelling at ground and first floor. We are also proposing to convert part of the garage into a habitable space. Please refer to below and the planning drawings submitted alongside this application.



The layout of the proposal has utilised the existing layout and footprint of the dwelling where there was opportunity to infill between the masses and build up from. We believe by doing this it makes the most of the site without it looking overbearing or appearing as a 'bolt on' to the existing host dwelling. It also means the space around the dwelling is not lost and its characteristic is withheld.

At ground floor, simple links from the kitchen will be made to a new hall way / boot room, which will then lead onto the garage and a new utility space. An entrance door is incorporated into the infill extension and back door also. The impact on the existing property at ground floor is minimal.

At first floor, the u-shaped staircase enabled a new connection to be made from the half landing, where an existing large dormer window is. By enlarging this opening, a new landing off the existing can be made into the first-floor extensions (infill and upward extension) where the new master bedroom will be. The master bedroom will benefit from an ensuite and wardrobe space, with views out towards the site's large driveway and front garden. Changes to the existing property at first floor are also minimal, with the existing master ensuite being converted to a family bathroom. We are also proposing to install a velux to the existing first floor landing, to compensate for the loss of dormer and natural daylight in this area. A dormer is also proposed to be installed to the rear elevation, within the new family bathroom, to provide adequate day light and means of natural ventilation. This dormer will overlook the properties garden only.

The garage, including the proposed extensions are circa 34m away from Bury Road. No extensions forward of the elevation are proposed.

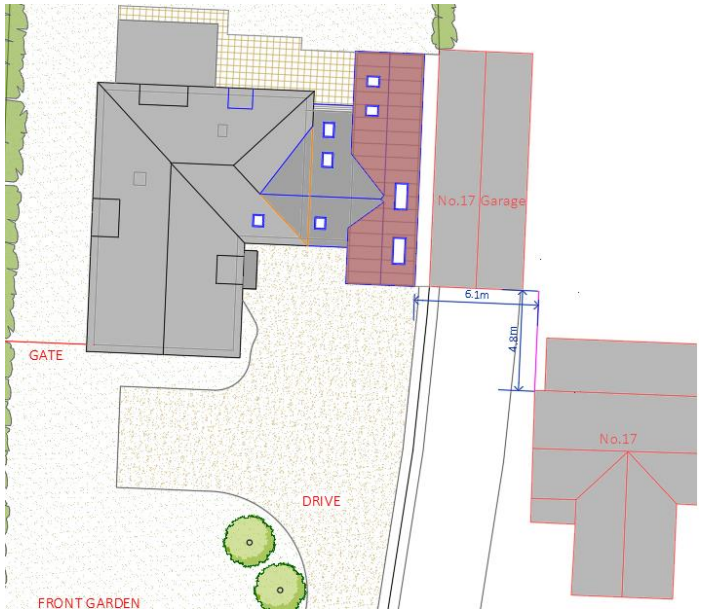
With respect to scale, the two-storey extensions are not large masses as it will appear as 'room in the roof'. We have brought the ridge and eaves down as low as possible, whilst still ensuring there is adequate head height within the rooms created at first floor. These rooms will all have sloped ceilings and roof lights. The continuation of roof over the infill extension will not appear at odds or large in scale, and because we are utilising the same roofing material over this area, we believe it will appear connected to the existing, as if it has always been there. The scale of the upward extension over the garage is modest but restricted to the existing parameters of the garage. This extension too is room in the roof at first floor, with gable ends to match the front elevation of the host dwelling. You can see from the submitted plans the increase in garage ridge and walls, in comparison to existing, and what was previously approved by the Council (ref 21/0951/HHFUL).

Other matters we considered with scale were overlooking, overshadowing and loss of light, on both the host dwelling and neighbouring dwellings. The neighbour's property adjacent at No.17, north of the application site, is orientated so that their front elevation faces the Applicants site. There are habitable windows on the ground and first floor of No.17's South elevation, therefore we have considered this when designing the extension. This was one of the key reasonings behind having 'room in the roof' at first floor of the extensions and not a full height two-storey extension. By bringing the eaves down, which in turn reduces the ridge height, results in a subservient extension which we don't believe will appear overbearing to the neighbour. It also reduces any concerns of loss of light.

Though the scale will appear larger as the extension over the garage is approximately 2.2m higher (in comparison to existing garage ridge and eaves height), the orientation and positioning of the proposal against No.17 must be taken into consideration as No.17 is staggered forwards of the Applicant's garage, with the rear two-storey elevation of No.17 being approximately 4.8m in front of the Applicants garage.

Between the Applicant's site and the neighbour at No.17 is also No.17's garage. Their garage has a similar ridge height to the applicants existing garage; however, it is a wider garage.

We believe the overall distance between the Applicants garage, including its upward extension and No.17's South (rear) elevation is circa 6.1m. Please refer to extract below. You will also see from the extract No.17 has two main ridges on the two-storey elements, with a rear single storey section.



Extract from Proposed Site Plan

The extensions ridge height, at its highest point over the infill extension is 6.45m above ffl. This is subservient in nature to the host dwellings ridge, as it is stepped down from this by circa 1.6m. The proposed ridge height is however higher than what was previously approved by the Council (21/0951/HHFUL). The extant approval proposed a ridge height of 5.5m from ffl which means we are proposing a ridge height just short of 1m higher, which we think is acceptable.

The windows proposed on the extension are not directly facing No.17 Bury Road. The gable windows face the drive and Bury Road, with the other windows either being on the roof (rooflights) or to the rear of the property

facing the Applicant's Garden. Based on this we believe it should cause no concern over loss of privacy or overlooking.

Another aspect of layout is access. The access will remain unaltered and the parking arrangement will not change. The existing garage which is to be partially converted is of a small area, with the rest being retained for storage. There is adequate parking for up to 4 cars on the drive with the ability to leave in forward gear.

To conclude, the proposal respects the building line determined by the setback character for the Road, which is important along Bury Road and has made good use of the sites available space for extending, without it appearing at odds from its host dwelling or at a loss of generous garden space. We also believe that the impact on the conservation area is minimal, due to its scale and materials (discussed later on).

3.2 Appearance & Materials

The client's brief was to positively respond to the existing host dwelling and its context, drawing key characteristics from high quality and well-designed places.

As acknowledged within Huntingdonshire's Design Guide, traditional building forms enhance local distinctiveness and it is important to take these traditional forms, materials and general design principles into consideration when undertaking any development. Such building forms can produce attractive compositions (both traditional and contemporary) and can sit comfortably within their surroundings (*Huntingdonshire's design guide Page 127).*

It was understood from surrounding context research that there is a variety of form, scale and character along Bury Road, with the core materials being red and buff brickwork. This meant when considering materials we knew we needed to value what was existing, i.e. the brickwork, but meant there was the opportunity to use contemporary and traditional materials together which would enhance the area and sit comfortably within their surroundings. It also meant that to respond positively to the built form it would need to be sensitive in nature to its host dwelling and not appear incongruous or as a 'bolt on'.

Though the views of the dwelling from Bury Road and the conservation area are disguised by greenery, our proposals aim was to offer an attractive and appropriately scaled extension.

The materials proposed on the extension are red brick, red zinc, black cladding, and plain roof tiles. The zinc and cladding materials mimic similar tones, complimentary to that of the red brick, as you will see on the image to the right, the existing brickwork has darker red/purple shades to it which suit the zinc.
The zinc and cladding proposed introduce something that is contemporary in nature, however, it is not unusual to see the combined materials together the tones can match very nicely.
You will also see from the image to the right, the existing garage has a dark garage opening which compliments the brickwork.





Part of the design development and materials were also informed by the existing parameters of the garage, meaning the materials needed to be lighter as the garage footings has limitations.

Below are material examples we referred to when exploring the zinc, cladding and brickwork combination. We strongly believe they propose a traditional yet contemporary enhancement.

Material Examples (*used for illustrative purposes*)

(1) Red Zinc Cladding and Timber Cladding







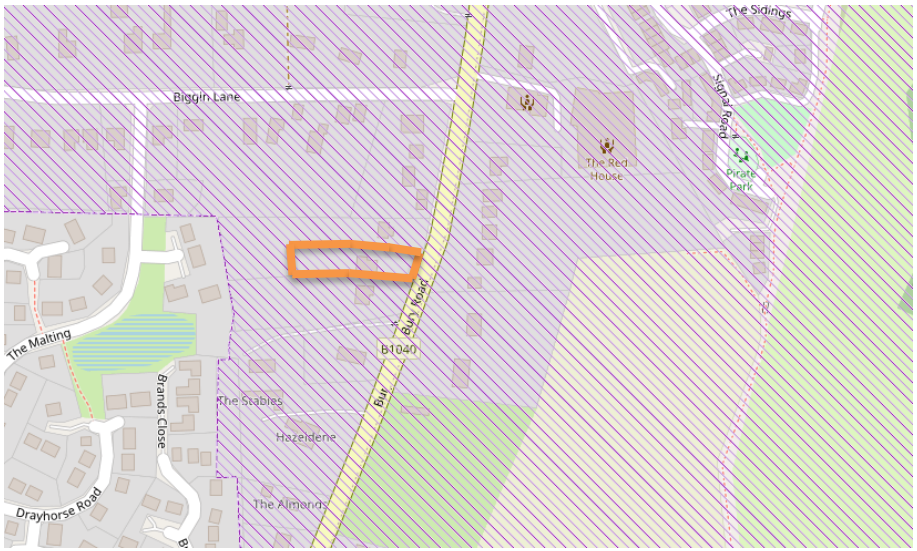

(2) Brickwork – To closely match existing (Red),refer to images of existing




To conclude the above, we believe the design is compliant with LP11 and LP12 and LP34. Though not all of the materials are matching of the host dwelling, we believe they comfortably sit within their surroundings and Huntingdon's Design Guide promotes this.

4.0 HERITAGE IMPACT

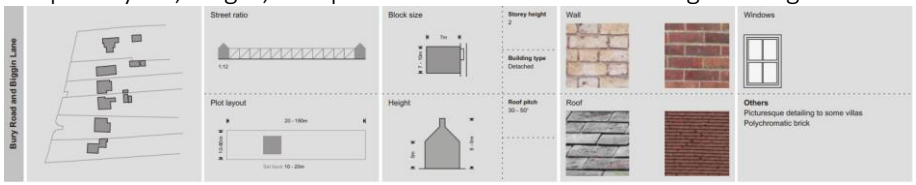
The site, 17A Bury Road, lies within the Ramsey Conservation area, as shown on the extract below.



Extract of Huntingdon District Council's Conservation Area Map

The site is situated along a road which is dominated by green edges and open space. There are no local listed buildings adjacent to or close to site, therefore the key consideration for the design was to consider how we can enhance the conservation area from the appearance and scale of the proposed extension, whilst not losing any of the open and linear character of the area.

It should also be recognised that Bury Road is referred to within 'Ramsey's Character Assessment' statement and the below extract is from this, noting the plot layout, height, roof pitch and materials acknowledged along the road.



These key characteristics have been incorporated and acknowledged within the design process.

Huntingdonshire's Design Guide offers guidance on what the council would consider to be good, environmentally friendly and sensitive design. It does not differentiate between conservation areas and other areas, as it sets out key principles that should be applied to all development, wherever it may be located. Based on this, to follow is commentary on how we have considered the impact of the design on its area and also how we have responded to LP34 and the Ramsey Conservation Area Character Assessment.

1. Density and Mix

   The area is defined by residential dwellings which are within large plots with open green spaces around them or to the front and back of them. Many of the dwellings are set far back from the main road and all have different characteristics in terms of materials, form and age.

   The proposal will continue to have the same use as residential use. The proposals density will be in keeping with its setting as the majority of the dwellings along Bury Road are large, two-storey/ room in roof dwellings, hence we have kept the ridge of the extension as low as possible, whilst still ensuring there is adequate head height within for practical use. We therefore believe the proposal will complement the surroundings.

2. Scale and Height

   The size of the extension in relation to the existing dwelling will be modest. From block/plot layout view the dwelling will not appear much different as we are simply infilling available voids on the site. There are two parts to the extension, (1) the infill extension between the dwelling and garage and (2) upward extension over the garage. The overall scale of the upward extension is dictated by the overall width and length of the garage, which is existing. The roof is to be taken off and walls built up partially to form the first floor. The infill extension will continue in line with the existing elevation.

The actual scale of the extension will not appear at odds with the host dwelling as the hipped roof to the side elevation will simply continue along until it hits the extension over the garage. The scale is also dictated by head height internally, which although the extensions are room in the roof, will provide adequate head height. The pitches have also remained similar to that of the existing and are in keeping with the form.

The height is an important component when considering what impact it will have on the conservation area, and this is why the scale is kept lower than that of the host dwellings ridge.

You will also see from the submitted drawings that we are not increasing the height of the garage by much, nor are we increasing it much by what was previously approved by the Council (21/0951/HHFUL).

3. Scale and Massing

The combined effect of the arrangement, volume and shape of an extension in relation to other buildings and spaces needs to be considered.

The arrangement of the extensions is well suited to the existing layout and will not appear incongruous. The upward extension and infill extension area modest in scale and best suits the sites layout. The client aspired to always utilise the existing garage where possible, which informed the scale and type of extension possible on this site. We believe the proposal is coherent in its context also, and will not appear overdeveloped.

The property to the north of site is large in scale, and is positioned further forward to the road (east) than No.17A. The extensions will not project forward of this property but will be visible from their side elevation, albeit their garage is between their dwelling and our site. The property to the south is positioned at a similar distance from the Road to No.17A, with the extension mostly not visible from this side as the extensions are all to the north.

The view shown below from Bury Road, will not hugely change. Most of the views of the site from the conservation area are limited, but we still wanted the new view to be an enhancement. The key view which will change is shown below, which is the one that is most visible from the road.



Author's own image of No.17A From Bury Road

5.0 CONCLUSION

We believe we have demonstrated a firm understanding of how the site sits in its context. This includes how we have considered materials, scale, massing and composition of the extensions.

Taking the proposals into consideration, because the property is sited within a large plot, and the extensions are of minimal scale, taking advantage of available space, the development should be considered acceptable in terms of impact on the character and appearance of the conservation area, and also with regards to local planning policies.

The proposed materials soften the appearance of the extension, and we trust supports its integration into the wider locality. The effective screening provided by trees and hedgerow to the front of the site also contribute to the negligible impact on the Conservation Area. Below is a summary of our conclusions:

- Acceptable in regard to impact on heritage assets
- Acceptable with regard to parking provision
- Would not have a significantly detrimental impact upon amenity of neighbours or own amenity
- Is of an appropriate scale and design
- Would not have a harmful impact upon the character and appearance of the area. The large gardens of Bury Road dominate the built form and so the very significant variation in building form is less noticeable, as acknowledged in the Ramsey character statement.

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