BUILDING DESIGN CONSULTANCY

Jack E Tyler. 74, Hop Garden Road, Hook, Hampshire. RG27 9SU.
[redacted]

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Huntingdonshire District Council.
Development Services Dept.
Pathfinder House,
St Mary's Street,
Huntingdon,
Cambs.
PE29 3TN.

PLANNING STATEMENT.

RE. PROPOSED SINGLE STOREY FRONT AND SIDE EXTENSIONS, WITH INTERNAL ALTERATIONS AT NO. 9, MICHIGAN ROAD, ST. IVE'S, CAMBS. PE27 6SW.

INTRODUCTION AND SITE HISTORY

The application site is situated between Michigan Road and Hills Rise, St. Ive's. The application site/property is No. 9, Michigan Road, St. Ive's, Cambridgeshire. PE27 6SW.

To the West of the site/property is No. 7, Michigan Road, to the East, Hill Rise with a Public Footpath, to the North, No. 31, Hill Rise and to the South a Public Footpath which gives access of Hill Rise towards One Leisure St. Ive's Outdoor Centre.

No. 9 Michigan Road is currently a 2 storey 3 Bedroom detached house, with a front and rear garden, laid with a grassed lawn and low cover planting.

The property currently has 3No allocated parking spaces to land designated for parking between No's 1, Michigan Road and No 5, California Road. Edged in blue on the application Location Plan.

The existing boundaries to the West and North, currently have 1.8M high boarded fencing. To the East there is a brick garden wall stretching from the Northern boundary towards the rear of the property where it changes back again to boarded fencing.

Between the garden wall and boarded fence to the East of the dwelling the area is grassed with an existing large tree. This area extends to the existing Public Footpath. See Location Plan.
This area was originally allocated as Amenity Space.

The applicant [redacted] purchased the property, No. 9, Michigan Road in May 2019. With the purchase came the area known as Amenity Space.

PROPOSED.

The proposal is to extend the existing property with a single storey Front and Side extension.

The side extension will provide an additional Bedroom and En-Suite Bathroom and a Family Room to the Front. The existing property front access will be altered to the opposite side.

The total additional internal floor area created will be approximately 46.0 sq. m. Where 8.80 sq. m. of the 46.0 sq. m. being sited on the original Amenity Space.

DESIGN.

The existing building is a traditional 2 storey dwelling of face brick wall construction under a concrete tiled pitched roof.

The proposed new single storey Front and Side extensions will be constructed of materials to match those as existing.

To the Eastern boundary the existing 1.8m High boarded fence will be extended with an access gate to the front.

To the outer face of the new boarded fence, new shrub/hedge planting will be provided to soften the fence line.

EXISTING TREE WITHIN THE EXISTING AMENITY AREA.

For details of the of the existing tree see 'Arboricultural Metod Statement' as previously provided.

Tree Protection has been provided with our 'Application for Planning Permission'.

CONCLUSION.

The proposed as shown provides little impact to the existing Street scene and surrounding properties.

In conclusion we feel that the proposals would be an enhancement to the area.

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