



**Mr. & Mrs. Fisher**  
**Application Number: 4/22/2066/0F1**  
**Proposed First Floor Extension**  
**53 The Crofts, St. Bees, CA27 0BH**

**Document Ref: 5609-D-01**

## **Architect's Planning Statement**

### **Introduction:**

This document is submitted in support of the proposed extension to 53 The Crofts, St. Bees CA27 0BH. It aims to demonstrate that the proposals comply with Copeland Borough Council Planning Policy DM18.

Policy DM18 is repeated below, with its individual points followed by observations that will hopefully help to demonstrate compliance with the policy.

### **Policy DM18 - Domestic Extensions and Alterations**

**Proposals for extensions or alterations to existing dwellings will be permitted so long as:**

**A. The scale, design and choice of materials involved respect the character of the parent property with the use of pitched roofs where practicable.**

In terms of scale, the proposals involve the creation of a traditional pitched gable roof over the master bedroom on the front elevation. The room currently feels cramped, and has reduced headroom over half its area because of the existing roof slope. The extension would not project beyond the current building line, and the ridge and eaves would be at the same level as the existing ones. The domestic scale of the parent property should therefore not be compromised by the proposals.

Concerning the logic of the design and its individual elements, the client's main requirement was the creation of more space and light in the bedroom. The obvious solution was to make the ceiling follow the proposed gable roof slope, and create a new window facing out onto the street. The room currently has no outlook, and so the formation of the new window, which would provide views all the way to the coast, was of prime importance to the client. In order to make the proposed room feel as light and airy as possible, the logical thing to do was to make the top of the window follow the roof slope, so making the window arrangement an external

expression of the internal space. The size of the window is right for the house: the master bedroom should have the largest window on the first floor, in order to reflect the hierarchy of spaces within the house.

Looking at the design and external appearance of the parent property, 53 The Crofts is a generic housing estate dwelling, which has little in the way of character. The part of the house proposed for extension is particularly bleak, presenting at first floor level a blank expanse of brickwork to the street. The proposed gable and feature window would, therefore, surely add interest and character to the house, rather than detract from it.



Existing Front Elevation

Considering the proposed design relative to the wider environment, the surrounding houses on The Crofts have few common features or unifying design characteristics. There is a mixed assortment of different roof configurations, window arrangements, and door styles. The proposed extension would clearly not be a departure from a unique local vernacular style, but something that would add to the variety of architecture in the locality.

Regarding the materials, the majority of those proposed are the same as the existing dwelling.

**B. They would not lead to a significant reduction in daylighting available to either the parent property or adjacent dwellings.**

The proposals would result in an increase in daylight for the parent property, and would have no effect on any of the adjacent dwellings.

**C. They would not create potential noise nuisance, security or privacy or overlooking problems for residents of either the parent property or adjacent dwellings.**

Existing levels of noise, security and privacy would not be affected by the proposals. The small window proposed in the new bedroom would not overlook the house next door, as demonstrated by the photograph below, and the house next door but one is over 25 metres away, which is beyond the minimum distance requirements identified in Policy DM12.



View from existing bedroom window.





Separation distance.

**D. They would not result in a loss of 50% or more of the undeveloped curtilage of the parent property.**

There would be no change in the undeveloped curtilage of the parent property.

**Conclusion:**

In conclusion, the proposals meet the requirements of Policy DM18 and would have a positive effect on the architecture of the estate.