

**PLANNING
STATEMENT**
with Tree Report

DECEMBER 2024

R L Planning

**AIR-CONDITIONED
OUTBUILDING**

**10 WICKEN BANK
HEYWOOD
OL10 2LW**

THE SITE AND ITS SURROUNDINGS

The Site

The dwelling

- No. 10 is a two-storey detached dwelling at the end of the cul-de-sac known as Wicken Bank
- It has brick elevations under an undulated tile roof
- A rear conservatory was granted Permission over twenty years ago (02/D40694 refers) and its appearance reflects the white uPVC fenestration seen throughout the house

The curtilage

- The property benefits from a double garage, link-attached to the house, and space for external parking within the frontage
- It has a large rear garden - laid mainly to grass - that wraps around the side, next to the properties in Lenton Grove
- The private amenity space is fully enclosed by established hedging and close-boarded fencing

Its Surroundings

- The property is located in a residential area which is characterised by similar detached houses
- In terms of roof profiles, gables are a common feature
- Other residential gardens surround no. 10's to the North, West and South
- Middleton Road is to the East, with other houses and the community Fire Station beyond

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- Apart from no. 12 to the North, the surrounding properties have a different orientation to the Application property due to the layout of the road network
 - Numerous conservatories can be found locally, including those directly to the North and South (12 Wicken Bank and 2 Lenten Grove respectively)
 - Garden hedges and neighbouring trees are illustrated on the submitted plans
 - The Site falls within Flood Zone 1 and is not subject to any Planning constraints

THE PROPOSAL

- The Application is for a new outbuilding adjacent to the Southern side boundary, behind the garage
- The Council's Supplementary Planning Document (SPD) entitled '**Guidelines & Standards for Residential Development**' has been taken into account during the design process
- The proposed outbuilding has a design that reflects its intended use and careful consideration has been given to the general principles set out on page 13
- In summary, the development:-
 - protects the amenity of the occupants of adjoining properties
 - is in keeping with the host property and is subservient to it
 - has a roof design that minimises the impact on neighbours
 - ensures that sufficient garden space is retained for purposes of sitting out, drying clothes and for children to play

Profile and dimensions

- The outbuilding fits the space well and has a rectangular footprint
- Its maximum height would be limited to 3m and the Gross Internal Area (GIA) is only 19 sqm
- A very shallow mono-pitched roof (falling North to South) is proposed
- A modest overhang, just under 0.4m, is incorporated into the design at the front
- The building itself will be appropriately set in from the boundaries by at least 0.8m

Use

- The new outbuilding will be used for purposes incidental to the main house
- The intention is for it to have a dual-purpose - a valuable, private family relaxation room away from the busy road and a dedicated home gym

Main materials

- The elevations are to be a mixture of light-coloured composite and dark metal profile cladding
- The appearance of the composite material can be found in **Appendix A**
- The roof will have a dark metal finish

Fenestration and air conditioning

- The fenestration comprises French doors on the principal elevation, leading out on to the hardstanding / patio and facing the lawn
- The glazing will have powder-coated aluminium frames, anthracite in colour
- All secondary elevations will be blank and no rooflights are proposed

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- The external air conditioning unit is to be placed discreetly to the rear and, when cooling, the outdoor noise level is 48dB(A) as confirmed in LG's specification document for product 'PC12SQ UA3' in **Appendix B** (highlighted in yellow)

Groundworks and drainage

- No level changes are proposed
- Pile foundations will be used for the base of the proposed outbuilding
- An adjacent water butt will manage the roof run off in a sustainable manner
- This will enable surface water run-off to be managed close to its source and for the rainwater to be used as a resource (harvested for the garden vegetation)

Tree Report

- Nearby hedges and trees won't need to be pruned to facilitate the development
- With reference to paragraph 7.5.2 of **BS 5837:2012**, root damage will be minimised by using screw piles and beams laid at / above ground level
- An indication of the piling layout can be seen on **Drawing 3018-PL-001 A Sheet 4/4**
- The pile foundations are to be dug with the use of hand tools to a depth of up to 60cm to establish if there are any significant roots
- If significant roots above 2.5cm are found, a suitable alternative position will be used

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- The smallest practical pile diameter will be chosen to reduce the possibility of striking roots, as well as limiting the size of the rig required to sink the piles
 - The existing hard surfacing / patio to the East of the proposed outbuilding will be retained to act as ground protection during construction and used for the storage of materials
 - Plant with hydraulic arms booms, jibs and counterweights etc are not required for this project and so no such machinery will be within striking distance of the trees and their branches

ADHERENCE WITH POLICY

- The proposed outbuilding is proportionate to the dwelling and the overall garden size
- Its internal height is required due to the gym equipment that will be used but its profile ensures it remains significantly lower than the garage's ridgeline
- Secondary buildings were traditionally erected in different materials / finishes which can help reinforce the subservience of the addition and maintain the visual primacy of the dwelling
- While giving rise to a degree of change, the proposed scheme would not adversely affect nearby properties
- There would be no overlooking, overbearing or overshadowing issues and so the living conditions of local residents would not be harmed
- The air conditioning unit is domestic in scale and so will not give rise to fumes, noise or vibrations that would cause a nuisance to neighbours

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- Taking into account the local arrangement of buildings, boundary features, surfaces and green infrastructure no changes in behaviour will occur, as discussed in the Government's PPG entitled 'Noise'
 - In these circumstances, it would be reasonable for any specific complaints to be dealt with under the provisions of the Environmental Protection Act 1990
 - Due to the chosen base, the project would not have a detrimental impact on the health and longevity of the nearby trees

The Core Strategy

- The proposal meets the fundamental objectives of Core Strategy **Policies DM1 and P3** in terms of sustainability and quality urban design

The Places for Everyone Joint Development Plan

- It is considered that the proposal also adheres to **Policies JP-P1 and JP-G7** in the Joint Development Plan adopted earlier this year

NPPF

- The aims and objectives of these local Policies are reflected in the 2023 NPPF
- In particular, **criterion c of paragraph 135** states that decisions should ensure that developments are sympathetic to local character, including the surrounding built environment, while not preventing or discouraging appropriate innovation or change

APPENDIX A



Source: ecoscape.co.uk