

PART FIRST FLOOR FRONT EXTENSION, FRONT PORCH & NEW WINDOW OPENING

TOWN PLANNING APPLICATION SUPPORTING INFORMATION

The proposals entail a part first floor extension above an existing infill ground floor front extension (constructed over 16 years ago), ground floor porch, relocating the main entrance to the front of the house & infilling of existing patio doors with a new window.

The original house was built circa 1953 as part of a development of individually designed detached houses throughout the entire road.



The current arrangement has resulted in a rather ugly & disproportionate front elevation.

The intention is to block up the existing ground floor front patio doors, relocate the main entrance (currently at the side towards the rear), construct a new porch & provide a new window opening (to the side of this).

The first floor extension shall be tile hung (to match the existing) & constructed with a hipped pitch roof that mirrors the existing roof on the left hand side.

This roof shall be larger than the existing roof (on the left) due to the width of the proposed first floor extension. A similar sized roof was considered however this would result in what would be considered in a ugly flat roof separation between the 2 hip end roofs (instead of a proposed valley gutter arrangement).

The proposed first extension would have no impact on the neighbouring properties.

No. 11 (to the right) is set forward 2m+ & has no windows along its side left hand side elevation.

No. 7 (to the left) is also set forward, has no windows along its right-hand elevation furthermore it is also separated via a 1.9m wide driveway - to the side of No. 9.

All existing windows are also to be replaced throughout, which would result in a consistent design of the house fenestration.

The entire ground floor external walls shall also be rendered and white painted throughout - this shall hide the ugly joint between the existing front extension/original house & the inconsistent brickwork type (in relation to the original house brickwork).

Finally, the proposals are considered a significant improvement on the current disproportionate front elevation, the significantly improved symmetry would be advantageous to the street scene along Dean Close.