



Proposal and Design

The occupants are a growing family in need of additional ancillary space within the property and therefore this application seeks to convert the existing garage into a gym / home study with bathroom and kitchenette facilities. The overall footprint and massing will remain unchanged. The existing rear, flank and garden elevations will also remain unchanged.

The front elevation will be rendered to match the existing garden elevation, with timber double-glazed and full height openable windows to the front.

Access

The conversion internally will be step-free assisting with multigenerational access, and the existing external access from the rear garden will be retained. The front full-height windows will be openable for direct access onto the street, providing a fire escape route.

Development and Risk

The development would not result in an increase in the development footprint on the site and should therefore have no impact in terms of increased surface water flood risk.

Equalities Implications

Section 149 of the Equalities Act 2010 places obligations on local authorities with regard to equalities in decision making. It is considered that this application does not raise any equality implications or conflict with development plan policies in this regard.

Crime and Disorder Act

It is considered that the proposed development would not adversely impact upon community safety issues or conflict with development plan policies in this regard.

Character Assessment of Local Area

Architecture:

Mainly terraced with some semi-detached rendered houses, variety of styles: square bays with/without gables over, forward projecting feature gables with catslide roofs, halls adjoining houses.

Front Boundary treatment:

Front gardens largely lost to forecourt parking. Variety of boundary treatment where retained. Proposal to soften up front elevation with additional planting.

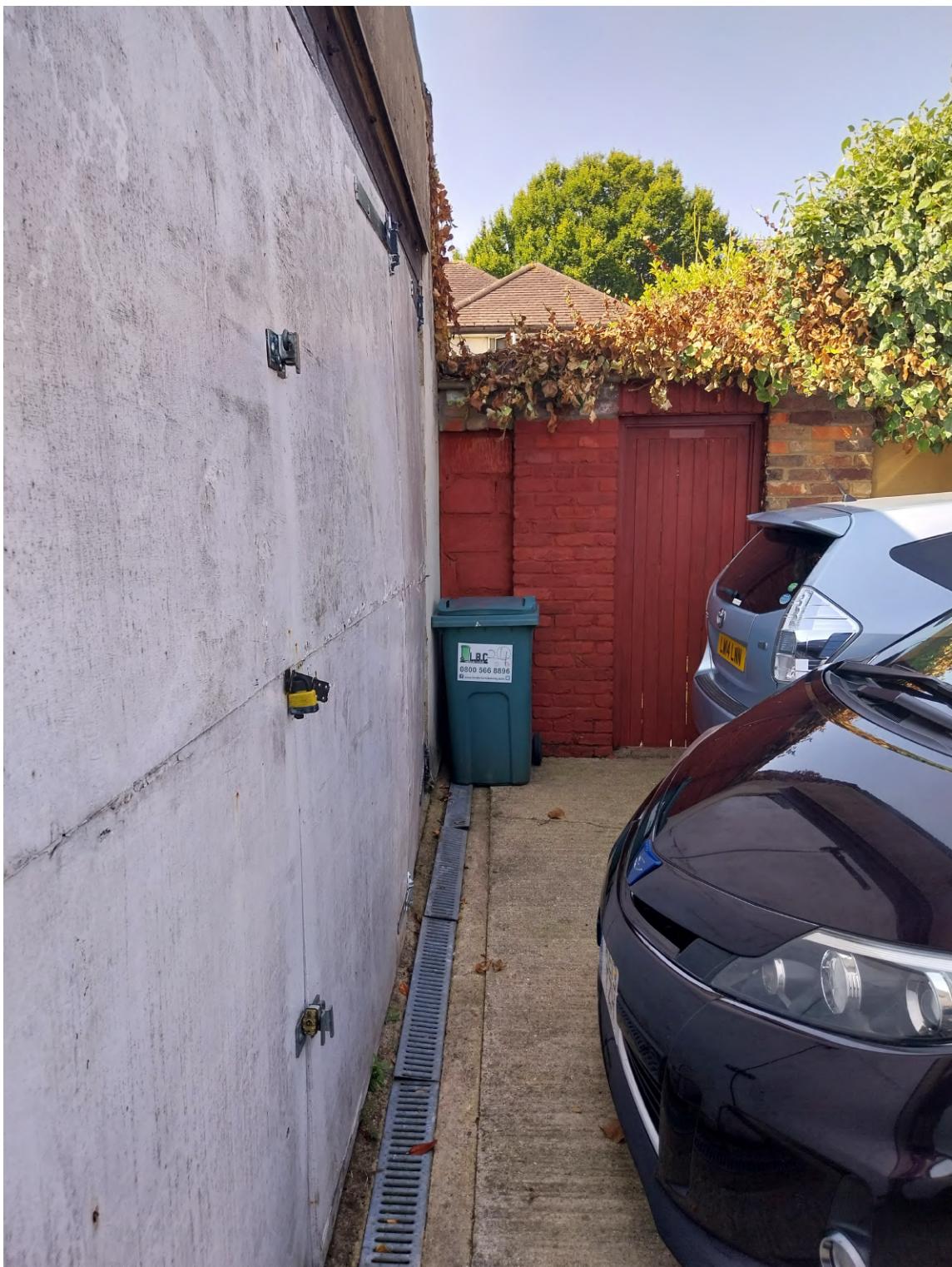
Biodiversity

No negative impact as a result of proposed works. Additional planting may improve microscale biodiversity.

Front Elevation – Cavendish Avenue. To be rendered with new openable windows to replace existing garage door.



Front elevation – view of garage door and adjacent garden wall. Bin storage and existing carparking to be retained.



Garden Elevation. Unchanged.



View back onto main house – unaltered.



Interiors of existing garage and roof structure to be retained.

