

Site Description

The application site is located on the Eastern side of Long Lane and comprises a detached property with a large rear garden. The site also benefits from a garage to the side.

The surrounding area is predominantly residential in character, made up of detached and semi-detached houses in a variety of styles. Most of the houses have been altered and extended in various ways over the years. As a result, the streetscene is diverse in character and appearance, and creates a greater tolerance for alterations to individual properties.

Planning revision history

We are keen to work with the council to ensure a high quality design that leads to a dwelling that provides my family an enlarged and enhanced living accommodation. As detailed below we have made a number of revisions to address feedback from the planning office and feel the current design balances the planning office's concerns against our right to a home suitable for our growing family,

Planning	Description
	Original design with 7.9m ground floor extension and two side dormers
Revisions	- Reduced ground floor rear extension to 4m - Replaced irregular, triangle shaped extension with traditional extended rear wall parallel to original house - Removed one of the side dormers and thereby also removed rear facing gable end - Roof line of side extension made subordinate to the original house

HDAS compliance

HDAS requirement	HDAS Compliance
The width of a side extension should be considerably less than the original house and be between half and two thirds of the main house.	Yes - proposed side extension incorporates measures 1.7m in width, well within two thirds of the 6.3m width of main house
First floor side extensions should be set back 1m from the side boundary or 1.5m, where the existing ground floor extension is within 1m of the boundary.	Yes – both ground and first floor side extension set back 1m from boundary
Extension should not protrude too far out from the rear wall of the original dwelling and should not extend beyond a 45 degree angle	Yes – 4m ground floor extension at rear, we clear the 45 degree angle and are within the maximum 4m rear extension depth for a detached house. 3m first floor extension which clears the 45 degree angle.
Two storey side extensions should be integrated with the existing house. There is no specific requirement for a set-back from the front of the house.	Yes - the Officers Report ¹ states "The alterations to front of the property do not extend any further than the existing and is acceptable and in accordance with policy"

¹Officers Report dated 14-03-22 for application ref: 76986/APP/2022/123

Street scene

Many of the houses on Long Lane have been altered and extended in various ways over the years. As a result, the street scene is diverse in character and appearance. Many of the houses have had substantial extensions including a number with crown roofs and side dormers. The information below highlights extensions with crown roofs and dormers and demonstrates that extensions on the scale that we are proposing are common and in keeping with the street and wider area.



Reference	Description
1	296 Long Lane ("LL") - Application site
2	298 LL – direct neighbour had approval (2019) for a large dormer which significantly changed their roof line and as a result my home can no longer be considered being in a cluster of similar styles home. See photos below.
3 - 6	270, 274 and 276, 300 LL – all have side dormers with most a similar size and scale to our plans
7 – 10	308, 310, 312, 314 – are 150m from the application site and all have crown roofs

298 Long Lane (direct neighbour to application site)

