

42 Dene Road

Description

The proposals comprise of the demolition of the existing conservatory and construction of a single storey rear extension to the kitchen, a 2 storey rear extension, new roof with rear dormer, basement and construction of a new garage to the front of the property.

Comparison with previous approvals

Previous approvals have provided the following:

9787/APP/2016/1195 – similar extensions to include basement, rear single and 2 storey elements.

9787/APP/2017/1542 – demolition of the existing building and construction of a set of 3 apartments to include basement and similar projections.

Drawing 4349PLA1.02 illustrates the outline of the previous approvals overlaid on to the current proposal.

This proposed scheme seeks to reduce the 2 x storey element to the rear to provide a more proportioned rear projection. The previously approved rear extension to the kitchen is retained alongside a rearranged basement with the eastern rear extension & all but one of the dormers omitted.

A garage is proposed to the front of the property to include the reconstruction of the existing timber bell tower currently position on the roof of the main house.

Areas

Existing		Proposed	
		Basement ‡	89.91m ²
Ground*	218.95m ²	Ground*	254.08m ²
First*	172.16m ²	First*	194.99m ²
Loft†	95.9m ²	Loft†	103.52m ²
Total	487.01m²	Total	642.5m²

**gross external areas*

†Loft to dwarf wall

‡Basement gross internal area