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SUPPORTING STATEMENT FOR 28 Wensleydale Road, Hampton

The house is detached, is not in a Conservation Area and has had various alterations at 1st floor to the side and rear ground. Consent was granted for ground and 1st floor extensions and was built some years ago (79/067 and 84/0955). Planning consent for loft enlargement and 1st floor addition infilling the front./side, but was not carried out (11/3814/HOT). Consent was given under Permitted Development (14/0212/PS192) for a much larger double hip to gable roof extension (but not implemented on site), and whilst this is still valid, it would overwhelm the house and spoil the overall appearance. Finally, Planning was approved to alter the rear ground and this work was carried out in 2015 (15/1154/HOT).

The proposals now are to improve the accommodation above by extending the 1st floor flush with the front flat elevation (as approved in 2011), enlarged hip roof and side dormers, rear hip to gable and gable at ground floor over the front entrance. The proposed side dormers on their own are well under the max 50m³ that would be allowed under PD and this should be considered as a 'fall back' since these could be built in isolation from the other elements requiring Householder consent (see drawing #22 illustrating the volume calculations). However, combined with the raised hip roof over the 1st floor and the set back from the main roof eaves, ridge and sides, these will be subordinate and not overwhelm the overall massing.

The enlarged 1st floor roof would still be lower than the main roof. The front elevation would not be set back, but in line with the original house as approved in 2011. This was acceptable before as the main dominant projecting bay and gable would still remain the prominent element, and the Officer Report then stated there was no need to set back as the house is detached and 'differs in style to both the adjacent properties'.

There would be no negative impact on the street scene nor on neighbouring privacy.

The materials would be:

Roofs – clay tile to slopes. Grey rubber to flat sections.

Walls – brick to match existing to 1st floor, clay tiles to dormer cheeks.

Windows – white framed timber to front 1st floor. grey powdercoated aluminium framed to 2nd floor.

Gráinne O'Keeffe (Ms) Principal Architect, RIBA