

THE PROPOSAL

SINGLE STOREY SIDE RETURN EXTENSION

The planning application seeks permission for a proposed single storey side return extension

The proposed single storey side return extension will be set out in line with the existing rear of the property and will be finished in brick to match existing. A pair of timber framed double glazed doors with fan light with are being proposed with soldier course above to match the existing doors in the rear bay.

The roof to the side return will be tiled (natural slate) with 3 x Velux type roof lights .

The proposed extension will introduce plenty of light to the extended kitchen and create a high quality space to the ground floor of the property.

TIMBER CLAD BIKE AND REFUSE STORE TO FRONT GARDEN

The planning application seeks permission for a proposed timber clad bike & refuse store to the front garden

The proposed bike & refuse store will sit comfortably to the side of the front garden and not visible from the street due to the large existing hedge.

The store will be secure and clad in treated timber horizontal slats. It will not only be a tidy solution to hide unsightly bins but a secure place with easy access to store bicycles

MATERIALS

Roof :- Natural slate

Walls :- Brick to match existing

Rear doors :- Timber framed, double glazed

Roof lights :- Velux type roof lights

Bin & bike store, treated timber slats

BICYCLES

To be located in proposed bicycle store

REFUSE

To be located in proposed refuse store

ACCESS

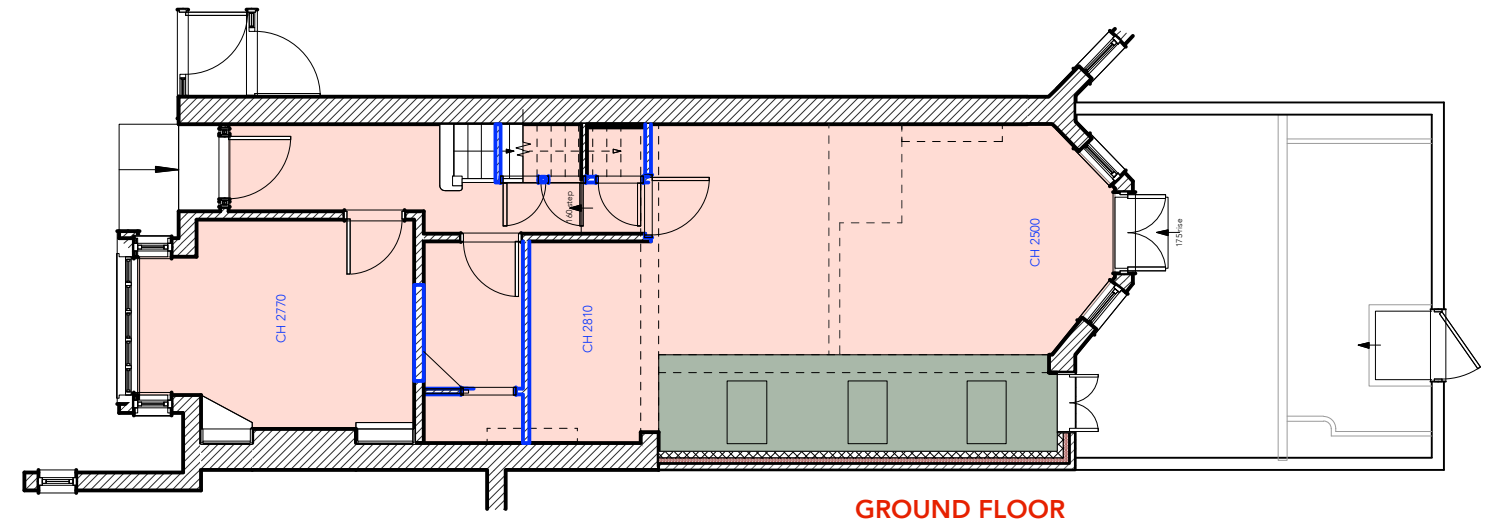
To remain unchanged

CONCLUSION

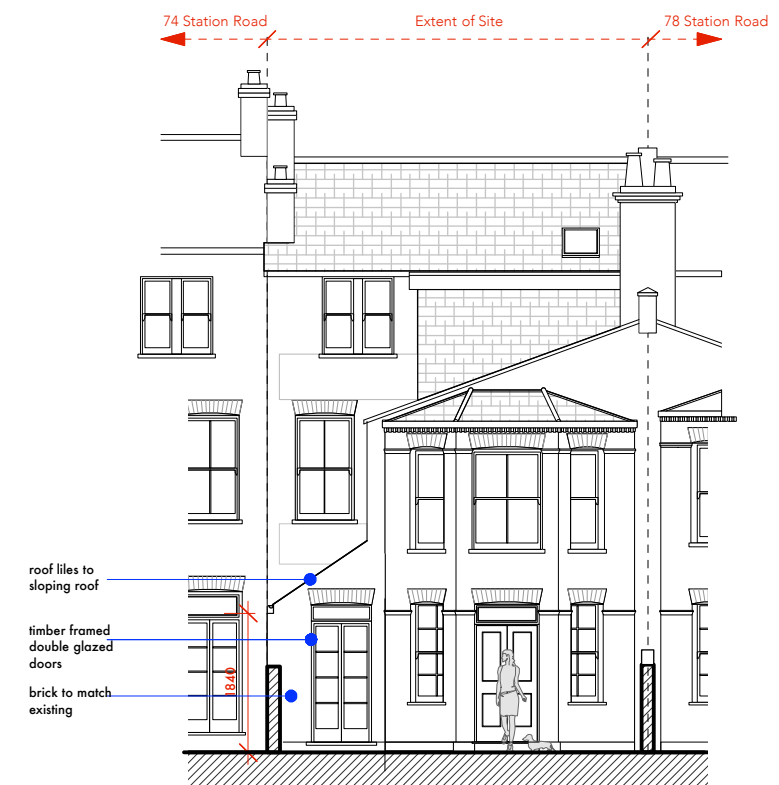
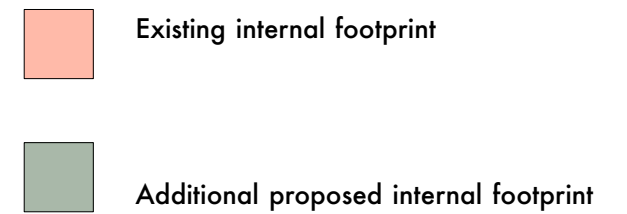
The side return, bins & bike store have been sensitively designed and by reason of size, position and detailed design would preserve the character and appearance of both the building and the surrounding area.

It is also concluded that the works would not impact harmfully upon the conservation area and levels of amenity enjoyed by residents of neighbouring properties.

It is therefore concluded that the development would be in accordance with the relevant policies of the development plan.



GROUND FLOOR



PROPOSED REAR ELEVATION