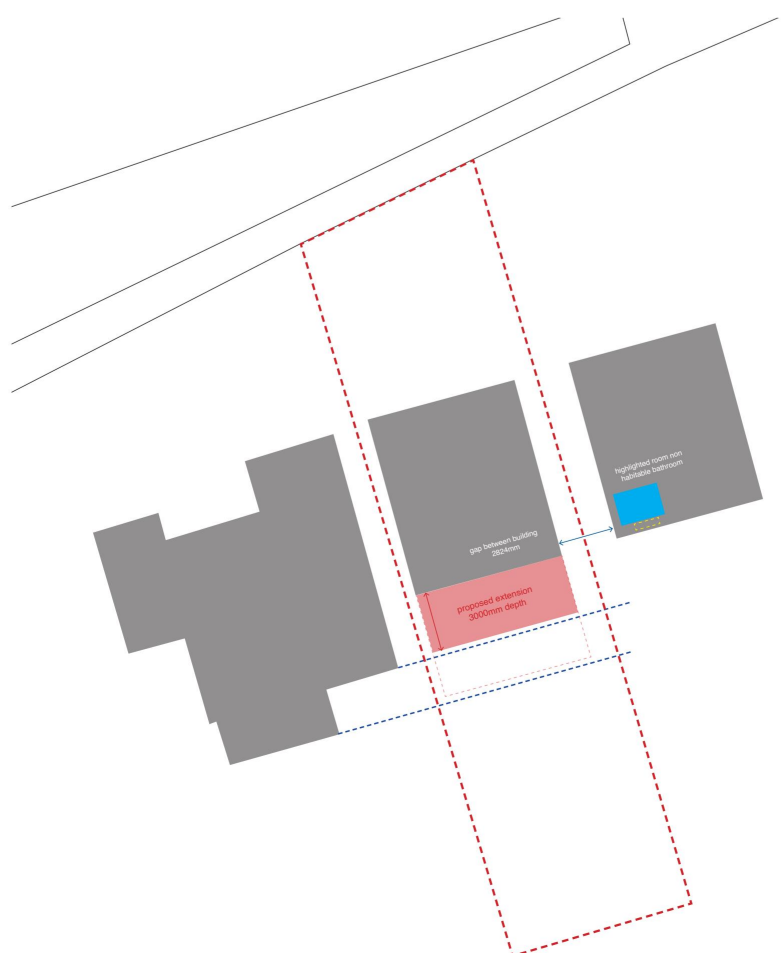
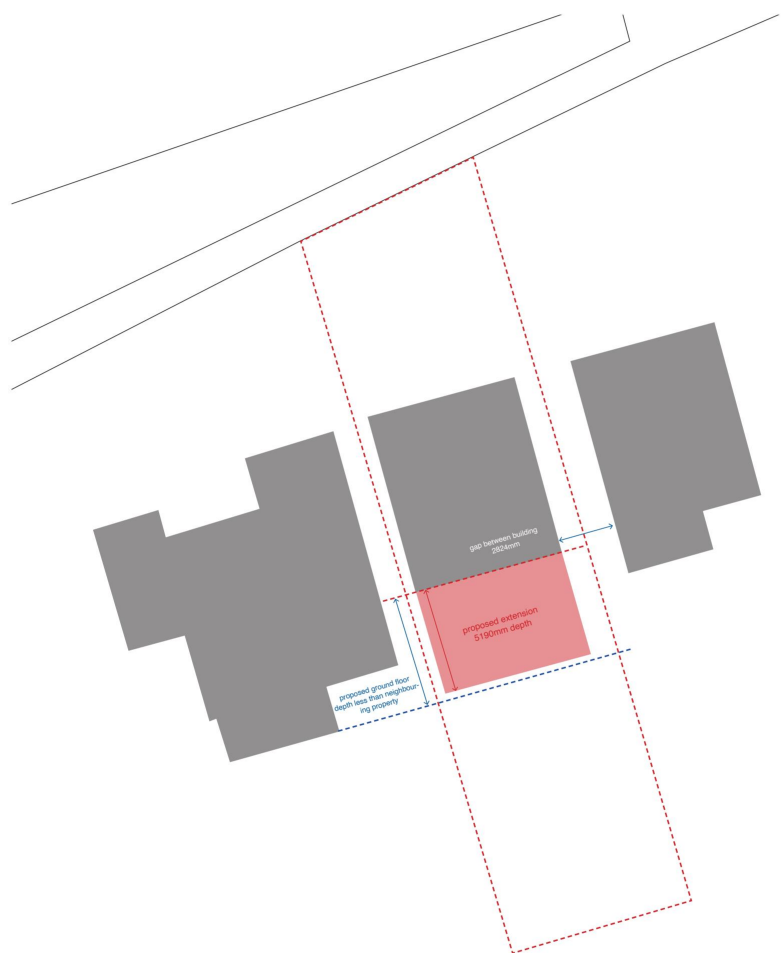
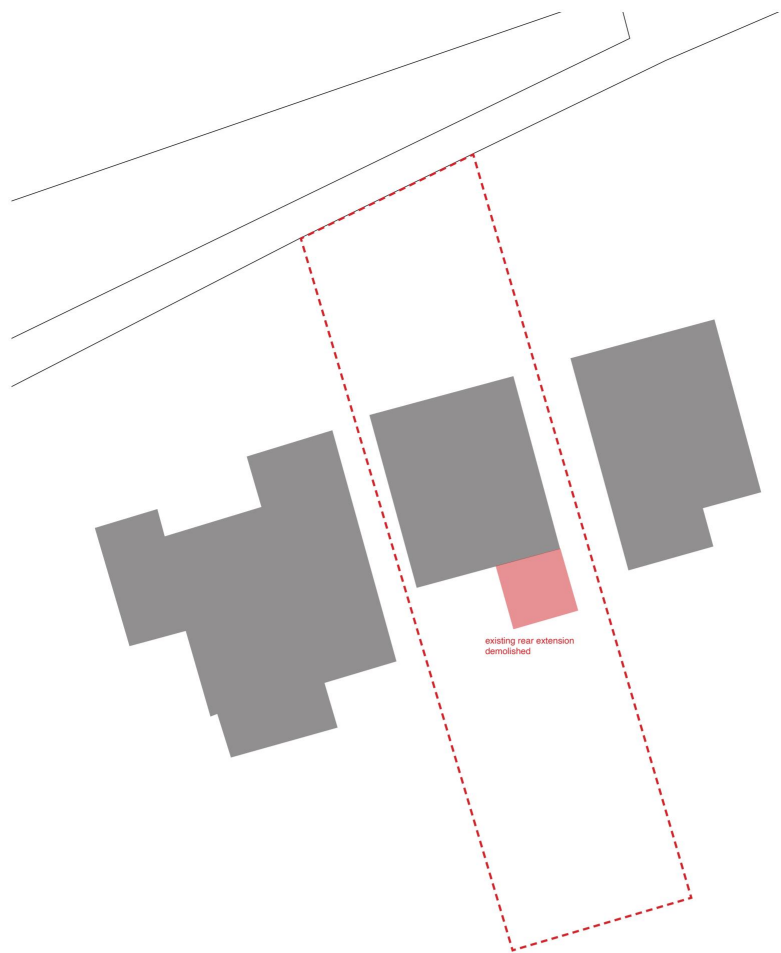


Design Evolution



Following discusses with Aidan Hughes (planning manager) we decided to withdraw the application for a Demolition of existing single storey rear extension and erection of part single, part two storey rear extension P1709.23.

Concerns were raised in regards to the depth of the first floor extension and the roof typology of the ground and first floor extension.

Further discusses have been had with Aidan Hughes to find a positive design solution.

As such we have taken a number of steps to further enhance the overall design and reduce the impact of the proposal has on its surroundings.

1 ground floor extension is limited to 5190mm in depth. The proposed extension sits no further rearwards from the existing building to the west. Permitted development would allow for an extension of up-to 4m and prior approval would consider an extension of up-to 8m.

2 the first floor extension is limited to a depth of 3m. The withdrawn application had a maximum depth of 3.95m. The first floor extension is set in from the existing property to the west. The space been the proposed extension and the existing property to the east is just under 3m with closest first floor room being an un-habitable room - a bathroom.

3 the roof form from the withdrawn application have been revised from very shallow sloping pitched roofs to a hipped roof with a flat roof section.

4 the overall height of the first floor has also been reduced - we have done this by bringing the eaves height down to directly under the window - reducing the mass of the extension at first floor and creating a distinctive break between the original house and the proposed extension.