

Proposed Site

The proposed alterations to the site include the addition of a rear extension to the property, the alteration of the arrangement of the fenestration in the loft conversion which has previously been granted under permitted development (reference number 2011/2495/P) and the development of the basement area. The interior of the house will also be rationalised to improve the number of bathrooms for the family.

Alterations to the existing rear extension will provide the opportunity to correct the impractical and unattractive arrangement that has been constructed by the previous owner. The shape and size of the existing extension does not consider the impact on the outdoor amenity space and it therefore creates an awkward, thin space at the rear of the property that is not usable. By extending the rear this area can be made into useable and useful internal space.

The alterations to the loft extension and basement would be lawful under the Permitted Development rights. Natural daylight will be provided to the basement through a window at the rear of the property. This window will be specified to match the existing and constructed in line with the windows above. Alterations to the proposed arrangement of the fenestration of the loft conversion would bring the development in line with other similar developments in the street, creating symmetry in the terraces.

Outdoor Amenity Space

While some of the existing extensions apparent along the rear of the terraces completely cover the outdoor space available to the property, The proposed extension does not seek to cover the entire amenity area at the rear of the house. The proposed development creates a courtyard space that can be used as outdoor leisure space as well as an area that brings natural daylight into the house.

Impact

As shown in the image in FIG.4 the wall, fence and vegetation that bound the rear of the property mean that any works on the ground floor are not visible from the surrounding school and the street.

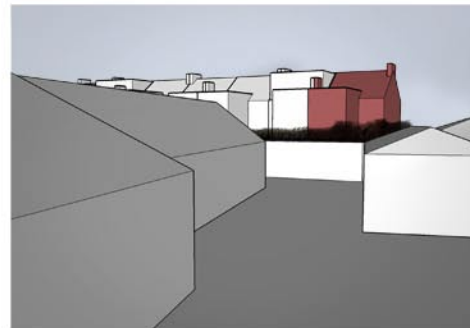


FIG.4 3D diagram of the view of the rear of 96 Kingsgate (shown in red) from the school.