

FAO Rachel Miller

Please find below the comments on the above application by the Holly Lodge Estate CAAC.

2013/6867/P	17 Makepeace Avenue	Proposal: Retention of side dormer window at roof level to single dwellinghouse (Class C3).
<p><b>Object</b></p> <p>Although we have no objection to the second (eastern) dormer which allows the roof to match those on 4, 6, &amp; 15 Makepeace Avenue the drawings appear to show a full width single storey rear extension which is contrary to the HLE CAAMS which state (page 47);</p> <p>‘Part width extensions are appropriate on houses that originally had a shallow part-width extension, but on flat backed properties a shallower full width extension is likely to be more suitable’</p> <p>17 Makepeace had a shallow part width extension prior to this development. The extension approved in 2013/0163/P by virtue of the materials to be used with the conservatory being fully glazed maintained the impression of a part width extension. The extension that appears in the current drawings is now clearly a full width extension.</p> <p>As a comment, the drawings are of poor quality and possibly purposefully confusing. Drawing ATK/13/JM/BR6 which shows the new east dormer incorrectly shows the west dormer as having a gable end not the hipped gable actually built. Other drawings accurately reflect the roof that was built. Equally no reference is made in the application to the changes to the rear face of the building and no ground floor plan has been included.</p>		

Regards

Martin Narraway  
Chair HLE CAAC.