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| 2014/4227/P | 6 Holly Lodge Gardens | Erection of ground floor rear extension and garage extensions and works to roof to include addition of rear dormer and roof lights | Emily Marriott-Brittan  |
| **Object**Garage Extension Although the HLE CAAMS does not make reference to link attached houses such as 5 & 6 Holly Lodge Gardens it does state for semi-detached properties (page 40) ‘*The simple harmony of the house designs is most often compromised by works to one half of a semi detached pair that do not match the adjoining half. Where one owner makes changes to their semi-detached building regardless of the neighbouring half, or adjacent houses, the unity of appearance of the whole is diluted. Where this disregard continues along the length of an avenue, the result can become a miscellany of random components*’ The building of a new garage alongside 6 HLG will result in an imbalance of this pair with their shared drive and for 5 HLG will result in a thin ‘alley’ approach to their garage.Ground floor Rear Extension Concern that the chimney from the wood burning stove is at too low a level and likely to result in smoke entering first floor rooms of neighbouring properties.Rear Dormer The rear dormer has a flat roof and seen from the side appears out of character with the rest of the roof particularly when viewed from the west where it projects incongruously above the existing hipped roof of the rear extension (drawing P10). The HLE CAAMS state (p45) ‘*Dormer windows will normally be allowed at the rear and side if sensitively designed in relation to the building and other adjacent roofs. The particular character of the roofscape of that group of houses should be adhered to, and details such as the profile or splay of the roof slope, ridge tiles, and colour of clay tile must be matched.*’ It would blend better constructed as a hipped dormer (set a minimum 500mm below the ridge) clad with tiles. |