

SECTION A

1 BACKGROUND

No. 23 Bromwich Avenue is a semi-detached Arts & Crafts style house set in a large, roughly triangular corner plot bounded by Bromwich Avenue & Swains Lane. Within the plot is a separate garage building converted into an 'artist's studio' under a consent granted in 2011 as part of a series of alterations & changes out to the property over the last 2 years including a loft extension carried out in 2013 under a separate consent . The proposed side & rear extension to the main house is the culmination of these changes which are to extend & fully renovate the original property to suit the owner's, domestic & working needs.

The property lies within the Holly Lodge Conservation Area.



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Exterior Photographs

- a View looking north of main house from Bromwich Avenue.
- b View looking north east of side of main house from Swains Lane
- c View looking south west of rear & side of main house from Swains Lane
- d Rear view of main house within garden.
- e View of side rear garden on Swain's Lane boundary.



THE CLIENT’S BRIEF

The existing house has a relatively small ground floor area and the client’s brief is to provide additional accommodation by sympathetically extending the existing house to the side and rear of the property to provide increased living space, a larger more generous kitchen with separate utility area and a formal dining space with direct access to a new rear patio and the existing garden. The existing rooms are to be opened up internally to provide a more open plan interior whilst retaining the principal elements of the original house layout; the main entrance to the house is to be retained but rearranged to create a more generous entrance hall with separate cloakroom.

A summary of the client’s requirements is as follows:

- Existing entrance & hallway retained with relocated cloaks /guest wc.
- Extended kitchen & storage.
- Separate utility area.
- Open plan living/dining area with direct access to rear garden.



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Interior Photographs

- f View of existing main house dining room interior.
- g View of existing main house living room interior.
- h View of existing main house kitchen interior.

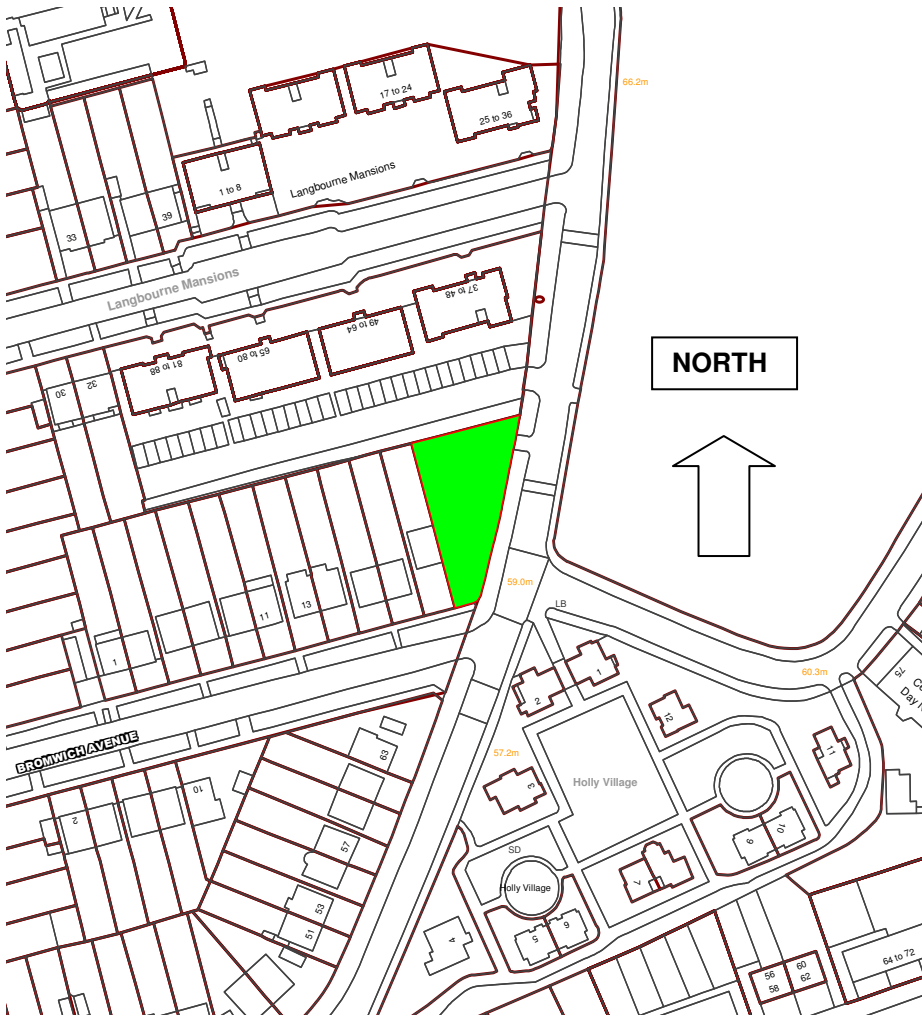


THE PROPOSALS

The size of the triangular shape of the plot which is at its widest to the north boundary allows the house to be extended to both the side & rear elevations retaining a generous garden area between it & the existing 'studio' outbuilding. The proposals are for a full width extension to the side & rear elevation of approximately 3.5m depth to the existing house. This extension will add approximately 47.68m2 area to the existing house ground floor area of 63.2m2 creating an overall gross external area of 110.88m2. The overall area of the plot of 669.8m2 less the original house & the studio annex of 140.95m2 is 528.85m2 so the addition of the proposed extension would be within the overall limit of 50% of the land area around the original house & outbuildings. The depth of the side extension will be 3.4m which is less than 1/2 the width of the rear façade of the existing house.



Ariel View of Bromwich Avenue looking south showing full width extensions



Site Location Plan



**DESIGN CONCEPT**

The design concept for the proposed extension, as it is partially visible from the street, although screened by the existing boundary fencing to Swain’s Lane is to unify the side & full width rear extension under a continuous low pitched zinc standing seam roof with hipped corner so that it is subservient to the original house as the Holly Lodge guide requires & so that it overall building appears to have grown organically. The precedent for full width extensions has been well established in the area by approval of such extensions within the Holly Lodge area recently, see analysis of consents in the area.

The detailing of the extension is a contemporary style lean-to extension with expressed projecting eaves & zinc gutter and part glazed gable end to the south elevation to Bromwich Avenue with roughcast rendered masonry walls to match the original house. The side elevation has 2 narrow full height windows in the east elevation facing Swain’s Lane to maintain privacy & allow morning sunlight into the new sitting area. The rear extension north elevation has full height hinged windows/doors interspaced with timber shutter panels opening onto a paved landscaped terrace.. The extension has frameless roof-light strips set just above the roof finish against the existing house rear façade to provide daylighting to the enlarged plan of the dining and new kitchen.

The illustrations show the extent of visibility of the plot from the street & the screening of the garden & the Proposed extension from the street which is minimal due to the height of the existing boundary fencing, the use of low pitched roofs and the restricted height of the new extension with the maximum set against the main house facades at 3.7m approximately above existing ground level which is less than the 4m height limit for single storey extensions set in the Planning guidelines.



Present View to North West from Swains Lane with boundary fencing



Present View to South West from Swains Lane with boundary fencing