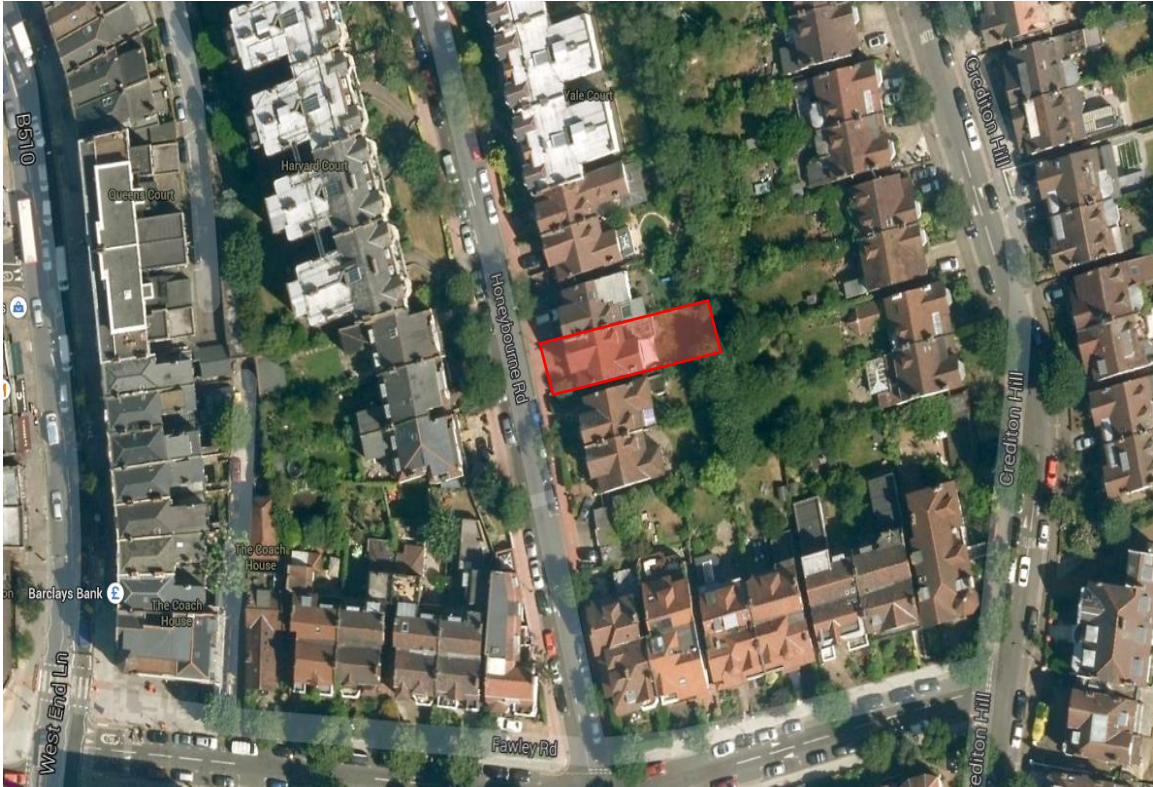




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Existing rear elevation



Rear elevations of neighbouring properties



Introduction

6 Honeybourne Road is situated within the West End Green Conservation Area. The property was constructed, along with numbers 2 to 12, towards the southern end of Honeybourne Road in 1905.

The property comprises a 3 storey, semi detached house of 279 sqm (3,000 sqft).

The purpose of the application is to improve accommodation to cater for the needs of the family for the present and longer term future.

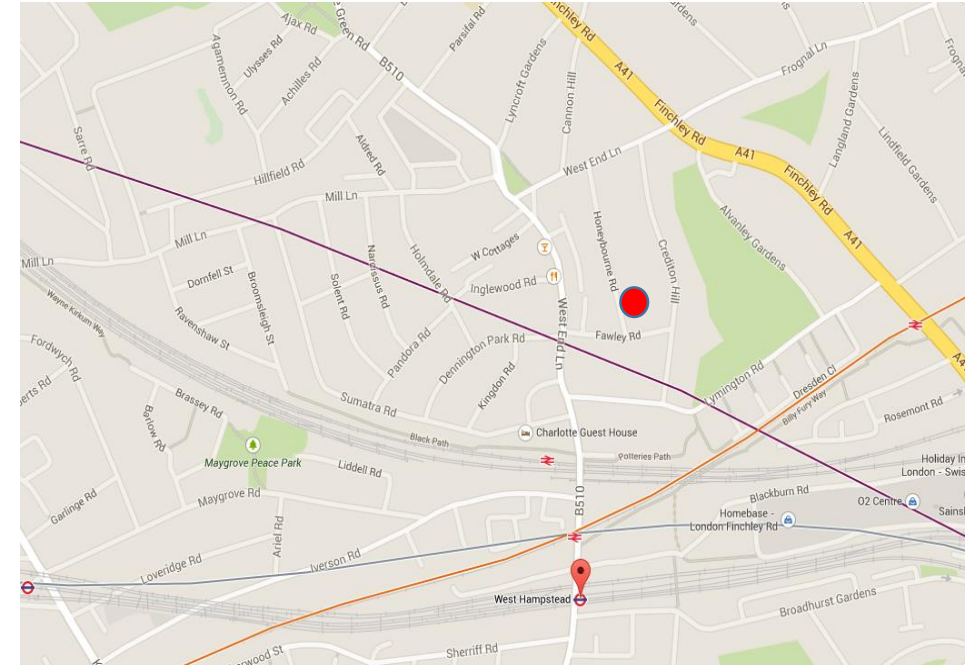
The main proposed changes are:

- An extension to the existing kitchen and first floor bedroom
- A loft conversion, creating new bedroom space

The materials used will be consistent with those currently present. The main extension will be rendered with timber framed casement and sash windows and clay tiled roof. The glazed kitchen extension will consist of factory-painted metal-framed glazing with a zinc roof to match the existing extension. The rear extension will blend in with the existing built context and garden landscape.

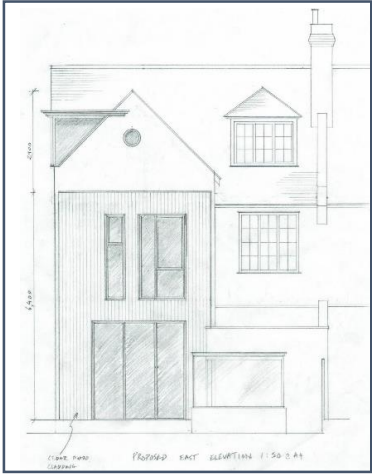
There will be no loss of amenity to any neighbouring properties.

Access arrangements are unchanged and there are no alterations that impact the entrances or the approach to the house.



Location plan

Design development & pre-planning advice



27th November 2014

Proposed 2 storey extension clad in cedar boards with slim profile, painted, aluminium windows.

Loft conversion proposed, raising existing roof line by 1m with “wrap around”, contemporary dormer window.

Officer’s comment- the design of the extension and material used would add further to the variety of design and visual detract from the already altered appearance and character of the area contrary to CPG1.

Consider retaining the existing façade, extending it forward by 1.45m or more if more desirable, in a similar style to the rear extension at 12 Honeybourne Road, with a traditional side dormer.



12th January 2015

Extension of existing facade, moving it forward by 1.45m. Retaining character and style of existing facade.

Traditional dormer window to loft extension.

Glazed projection at ground floor level, with zinc roof to match existing extension. New door to garden from kitchen

Officer’s comment - the gap between the top of the dormer and the ridge of the roof is less than 500mm and the size of the dormer windows are not subservient to the windows below and are also of a different design.



4th February 2015

As previous proposal but door to garden from kitchen is removed and glazed extension is expanded across the facade to simplify the massing.

Roof levels resurveyed and dormer reduced in size so that it complies with all relevant policies.

Officer’s comment – the proposal is viewed as more acceptable and would be viewed more positively in terms of size, design and head room.

Some concerns over the wrap around the canopy at ground floor level.



Final proposal

Wrap around canopy removed. Small window added to right of glazed extension to provide additional natural light into kitchen and view into garden.