

2015/2954/P	53 Swains Lane	Replacement of existing half width single storey rear extension with full width single storey rear extension	Anna Roe
<p><b>Object</b></p> <p>The HLE Conservation Area Appraisal &amp; Mgt Strategy in part states for rear extensions;</p> <p><i>Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the conservation area. In most cases such extensions should be no more than one storey in height, but the general effect on neighbouring properties, views from the public realm, and relationship with the historic pattern of development will be the key factors in the consideration of their acceptability. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the conservation area is prejudiced.</i></p> <p><i>Extensions should be in harmony with the original form and character of the building and the historic pattern of extensions within the group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.</i></p> <p>The proposed extension fails to be ‘as unobtrusive as possible and should not adversely affect the character of the building or the conservation area’, nor is it ‘in harmony with the original form and character of the building and the historic pattern of extensions within the group of buildings’.</p> <p>The depth of the extension 4.4m should match that proposed for the other half of the semi-detached pair, i.e. 4m, (2014/5809/P).</p> <p>The butterfly roof is out keeping with the arts &amp; craft style of the main house. The chimney stack with its blue glazed bricks would be highly visible in the neighbouring gardens. Standing away from and with the roof sloping to the main house it appears as a separate building from afar. The chimney looks very low in comparison to the windows in the main house &amp; neighbouring properties and is likely to be contrary to DP26 (Managing the impact of development on occupiers and neighbours) and Building Regulations. A similar height chimney had been proposed at 47 Swain’s Lane in application 2014/0462/P but was removed during the consultation period. Relocating the fire so the chimney stack could run attached to and using materials blending with the main house is an option. The white painted bricks on the east face of the extension would better match the main house if painted roughcast render.</p> <p>A more conventional design utilising materials complementing the original house and neighbouring extensions would be more appropriate.</p> <p>The proposal to replace existing uPVC windows with timber matching the original design used on the Holly Lodge Estate is welcomed.</p> <p>The drawings state that a garden studio is planned. It should be noted that planning permission will be required for the removal of the tree and that being within 2m of the boundary it must be less than 2.5m in height (which scaling appears to be the case).</p>			