

### **Use**

Numbers 59 to 43 Ornan Road are all part of a group of single family dwellings constructed around 1962. Numbers 43 and 45 and 47 and 49 are each halves of pairs of terrace houses both halves of 43 and 45 are semi-detached single family dwellings on the South Side of Ornan Road a side street off the West side of Rosslyn Hill.

No 43 the other half of the semi and the subject of this application is a mirror image of number 45 and is set back from the main road by 5.5m on the main front wall and has off street parking for 2 vehicles in the front drive and in what was the garage on the 41 side. The house consists of two floors and has five bedrooms two (Bed 3 and 4) constructed later over the original garage which is now the ground floor study and utility room. Since the garage conversion and the addition of the first floor side extension there have been further alterations to the original plans in the form of minor extensions, alterations to the cladding and fenestration and the addition of a small rear lean too conservatory and raised rear patio. This proposal is for a second floor study for the wife of the owner who is an academic for her to work peacefully away from the children and noise. The proposed extension would be achieved in the rear section only of the side extension by way of a roof extension to the rear. The space gained by alteration of the rear small side roof pitch at the rear and the addition of a stair up to this proposed room would achieve the desired private space with the raising of the existing grey rendered screen wall.

### **Amount**

The proposals will provide an additional 14.7msq including the staircase void.

### **Layout**

The proposal would necessitate alterations to partitions forming cupboards on the first floor to form space for a new staircase up to the new rear room over the existing first floor bedroom 3. The raising up of the rear grey painted rendered wall by approximately 1.7M and the repeat over of the rear slit windows to the slit window on the side elevation facing number 45.

### **Scale**

There would be no alteration to the scale of the property save the roof alteration and raising of the wall to the rear on the 41 side. Number 41 is a completely different pattern of house to number 43 and the rest of the street to the North East. Number 49 on the same side of the street number 47 has a new enclosed and built on outside second floor roof terrace. The line of the new side roof on the subject property would be marginally higher but still subservient to the main roof height when viewed from the street on the front elevation.

### **Landscaping**

The proposals would require no additional landscaping over and above that that has been carried out on site. There will be a planting scheme for the front and rear flower beds.

### **Appearance**

The proposals would involve alteration to the external front and rear elevations on the side addition only.

It is proposed to raise the rendered rear panel to form the new rear room and to maintain the same appearance to the rear. To the same end the slit windows are repeated on the side and rear second floor level.

**Access**

Access at the front of the property would remain the same with the existing front hard standing. Level wheelchair access would also be possible straight into the house from the hard standing by use of a small ramp. The proposed new staircase and alteration to the existing staircase removing the winders from ground up to first floor would also assist in future disabled access.