

2016/2611/P	49 Swain's Lane	Extension of Single Family Dwelling	Conor Healy
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Objection,

The application is to

- a) erect a first floor extension over an existing ground floor extension
- b) convert the attic space into a bedroom / bathroom.

a) First Floor Extension

The existing ground floor extension which probably pre-dates the creation of the HLE Conservation Area extends the property to the eastern boundary of the plot and to within approx 1m of the external wall of 51 Swain's Lane (there is a narrow passageway within the plot of 51 to the rear garden). At the ground floor level this probably had little impact, the plot plan on the notice indicating that there was a garage in this area before the erection of the ground floor extension. However as the eastern wall of 49 runs parallel to the western wall of 51 and the 1m gap is constant then adding a further storey to 49, even though it is partially set back from the front elevation, will impact the views from and light to the first floor windows in of 51 Swain's Lane, in particular what is most likely the hall window.

The southern wall of the 1st floor extension is, by scale, set back 3.5m from the southern wall of the existing ground floor extension. Drawing 06 and 08 indicate two windows in this wall which appear to be doors, being full height & opening out onto the roof of the existing extension. It is unclear whether this is meant to be a balcony, the surrounding wall is very low, but if so it should be rejected as it would be adjacent to the more southerly 1st floor window of #51 which is likely to be a bedroom. Drawing 09 only shows one window in this first floor wall and no access to the roof of the existing ground floor extension.

Within the Conservation Area Appraisal & Management Strategy (CAAMS) it states on page 48;

Side extensions

The in-filling of gaps between buildings will be resisted where this results in a characteristic gap in the streetscape being closed to an extent that the houses appear linked, or views through to gardens beyond are closed. Where side extensions would not result in the loss of a characteristic gap they should be single storey and well set back from the front building line. Extensions over existing garages or side extensions will be resisted.

The proposed first floor extension is contrary to this statement.

b) Attic Conversion

The attic conversion envisages a wrap-around 'dormer' within the east and north roof slopes. Although it meets some of the requirements of the CAAMS & CPG's, it would greatly imbalance the other half of the semi-detached structure

More conventionally designed hipped dormers are to be preferred.

General

If planning permission is granted the hours of permitted work should match those in the HLE Builders' Code (available from the HLE Manager / website);

*08.00 to 18.00 Monday to Friday
09.00 to 13.00 on Saturday
No working is permitted on Sundays and Bank holidays*



Current view between 49 & 51



Aerial shot of 47 to 53 Swain's Lane