

2016/5514/P	49 Swain's Lane	First floor side extension and side roof dormer extension to single family dwelling house	Evelyn Jones
<p>Objection,</p> <p>The application is to</p> <ul style="list-style-type: none"> a) erect a first floor extension over an existing ground floor extension b) convert the attic space into a bedroom / bathroom. <p>a) First Floor Extension</p> <p>Within the Conservation Area Appraisal & Management Strategy (CAAMS) it states on page 48;</p> <p>Side extensions</p> <p><i>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.</i></p> <p>Although there is an imbalance within the existing pair of semi detached houses this will be further compounded by the first floor extension floor extension and attic conversion to one</p> <p>Additionally although the first floor extension is ~3000mm from 51 on the front elevation, due to the layout of the plots the spacing quickly reduces to ~1600mm. This will impact upon the light into & views from 51 which has windows in the western wall at the first floor. The comments by the residents of 51 should be sort.</p> <p>Drawing 09, the front elevation, shows the first floor windows as being only 4 panes high, drawing 08 shows them as being 6 panes high and as French doors. Clarity should be sort as to which is planned.</p> <p>b) Attic Conversion</p> <p>The side dormer is overbearing being both gable ended and too wide. To reduce the bulk it would be preferable to make the dormer hipped and have larger cheeks, similar to the design for the rear dormer. The hipped roof would also be in keeping with the first floor extension roof if the latter is approved.</p> <p>Any windows in the east wall should have obscuring glass so as not to overlook 51.</p>			

c) General

The existing windows in the ground floor are a poor match to the original windows with the mullions being noticeably wider. It is preferable any new windows use the lighter form of mullion

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*

M Narraway
HLE CAAC

Photos





Current street view



View post extension