

Scale and Layout

The proposed terrace and stairs are of modest proportions and will not be obtrusive to neighbouring properties.

Refuse and Parking

There will be no change to the current refuse facilities or to the parking arrangements

Privacy and light

The terrace and stairs are located so they do not affect the privacy currently enjoyed by the occupants of the adjacent properties. A screen of timber trellising will provide privacy to the terrace and the ground floor window to no 84. The garden steps have been positioned as far away as possible from the adjacent house so that when accessing the garden the owner and her family are not overlooking the side extension to no 84

Access

The current level street access will be unchanged

Sustainability and Biodiversity

The new timber doors will be from a sustainable source and will be double glazed with an argon gas infill to improve insulation.

No existing trees will be affected by the development

Quality and workmanship

The supports, railing, flooring and stairs will be in painted metal and will be of traditional design. The steel supports will be painted black. The open steel terrace and steps will allow light into the area below. The wrought iron railings will be of a simple design with round balusters at 100mm c/cs and a simple half round handrail. The materials, techniques and fittings used in the proposal will be of high quality and be executed to a high standard

Neighbourhood consultations

The owner has discussed the project with the adjacent owner of no 84 and the owner of the top maisonette of no 86 and neither have any objections to the proposal

Summary

The overall design objective is to be in keeping with the existing terrace in terms of design, scale and material. It also takes precedence from similar neighbouring properties and recent applications.

The current proposal is to build a traditional construction so that it will be appropriate to its location.