

**Site / Factors influencing the Design:**

Lawn Road is a residential street, characterised by semi-detached pairs of houses, which sit within the Parkhill Conservation Area. This application relates to no 73 Lawn Road, a 2-storey single dwelling house on the west side of the street, with a converted loft, (2004/0572/P). It is an arts and crafts style house in red brick, dating from the early 20<sup>th</sup> century, and benefits from a large garden at the rear. The building is set up and back from the road, with a steep driveway to the side, leading to a garage, now used as a utility room.

**Design Proposals:**

My client would like to build a small, single storey side extension, with a sloping roof above, in order to extend the existing utility space. The front elevation onto the driveway will be of painted timber construction, designed to resemble traditional garage doors with glazing above, similar to the existing. The existing doors are in a poor state of repair and need to be replaced in any event.

We have discussed our proposals with the adjoining neighbours at no 74 who are supportive of the proposals, and have plans to build a mirrored extension in due course.

The proposals are set well back from the road, and we believe that they will not be detrimental to the character and appearance of the conservation area

The property is located in Flood Zone 1, an area with a low probability of flooding.

**Conclusion:**

These proposals will greatly improve the utility space, but will have a minimal effect on the neighbouring property or the wider conservation area.



street view (no 73 on right)



existing garage doors