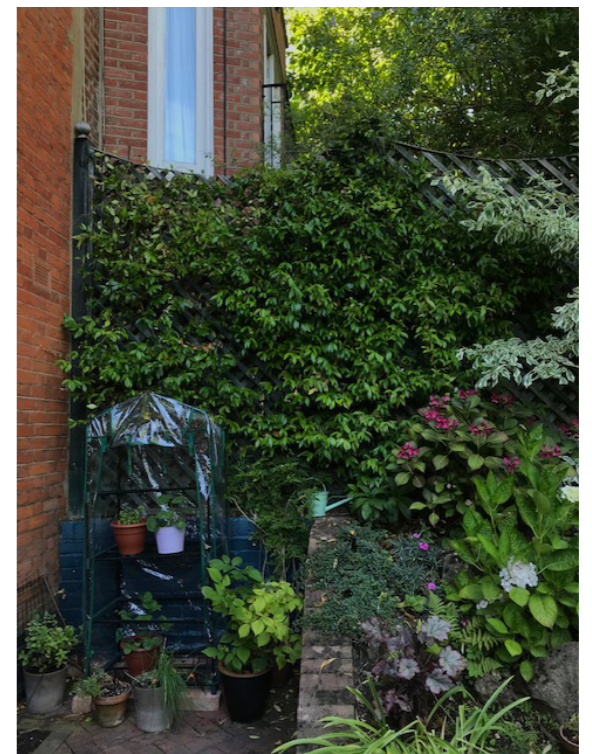


Aerial view of 24 Netherhall Gardens





Rear elevation of 24 Netherhall Gardens.





## 3.0 Proposals

### 3.1 Outline

#### A new 2.5m deep x 5.7m wide extension with splayed corner and 4m high

The extension includes three new windows and a set of french doors, which match the existing arrangements (and thus no net additions). It also incorporates two new rooflights.

As part of the pre-app we outlined why we believed this should be considered 'permitted development' on the basis that it conforms to the following requirements:

- secondary to the building being extended in relation to its location, form, scale, proportions, dimensions and detailing
- built from materials that are sympathetic to the existing building
- respects and preserves existing architectural features
- respects and preserves the historic pattern and established townscape
- allows for the retention of the existing, reasonably sized and well-established garden, and take away only 1m of lower flower bedding
- retains the open character of existing natural landscaping and garden amenity
- the width of the extension is not visible from the street and respects the rhythm of existing rear extensions in neighbouring sites
- the proposed extension has a sloping roof to minimise any impact on the neighbour in terms of visual impact and light

The height of the proposed vertical walls are in line with the existing fencing, and thus no meaningful difference from today. We have designed it this way to retain the height from the existing internal ceiling into the new extension.

