PRE-APP REF 212394

PROPOSED FRONT EXTENSION/PORCH
34 CARRS LANE
CUDWORTH
S728EJ

Carrs Lane is a mixture of single & two storey houses and bungalows mostly built to an individual design with stone or brick facades.

The proposed extension will replace the present small extended frontage of the property to provide a porch area with extended bedroom on the ground floor and a dressing room in the roof space on the upper level. (See attached Photo No. 1 – Existing Elevation)

It will be built in natural pitched face sandstone and the remaining existing front elevation will have the old facing brickwork removed and rebuilt in the same stone to match. This will blend in with the surrounding properties and present an aesthetically pleasing frontage to Carrs Lane.

It will create character on a tired mismatched front elevation and improve the appearance whilst enhancing the space within the property but still keeping it in proportion to the land in which it sits.

The garden area at the front will remain and the extension will not affect off road parking which is provided by the current driveway and double garage at the rear.

All materials/roof tiles/stone etc will be matched to suit the existing property to create a seamless blend of the old and new parts of the building.

**Further to your reply from my pre-application (ref 212394)please note I have amended the plans in line with your suggestions. The first floor window has been reduced in size and altered to a feature circular window which matches the rear double garage which can be seen from the front of the property.*

I have consulted Building Control and it is acceptable in a non habitable (or habitable) room due to its size and the fact it could be opened and used as an escape window if desired but not a necessity in this instance. Two roof lights have been incorporated either side as you proposed as an alternative with the smaller window.

I hope these amendments meet with your approval. Please find attached photo and drawings as requested.

ENC
Photo No. 1 – Existing Front Elevation
Plan No. 2 – Location Plan
Plan No.3 – Proposed Extension Position
Plan No. 4 – Proposed Elevation
Plan No. 5 – Existing & Proposed Side elevation
Plan No. 6 – Existing & Proposed Side elevation
Plan No. 7 – Existing & Proposed Layout