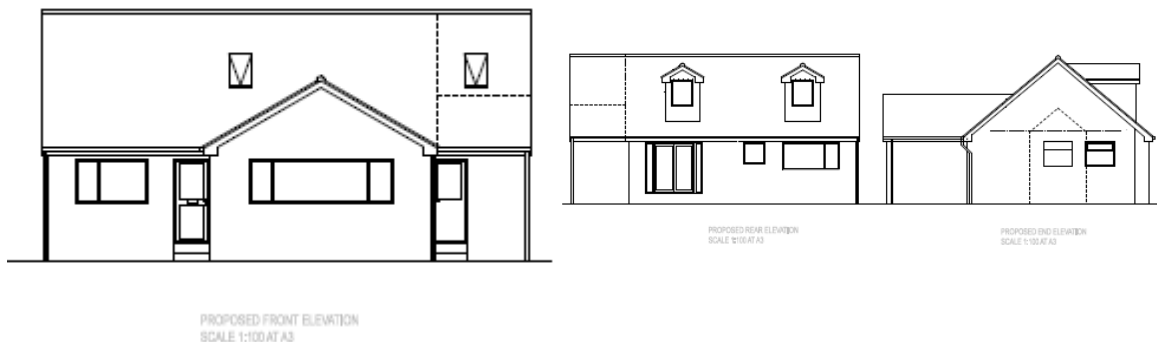


Householder Proforma

Application Ref: 2021/0760
Address: 15 Baslow Crescent
Neighbour Representations: No
Consultations None
Property Description: the detached bungalow is located in a purely residential area, the area is characterised by a mix of single storey, standard two storey and dormer bungalows. The dwelling is located in a corner plot at the junction of Baslow Crescent and Haddon Close
Proposed Extension: erection of a single storey side extension and the erection of a detached garage
UDP Designation: Housing Policy Area
Local Plan Designation: Urban Fabric
Conservation Area: No
Relevant History: N/A
Acceptable in Principle: Yes



Side Extension:



Householder Proforma

the proposed extension is to be located on the northern side elevation adjacent to Haddon Close, the extension does not have a width greater than 2/3 width of the original dwelling and a gap of 2.4m is retained from the side elevation of the proposed extension to the boundary with the highway.

The proposal does not include a set back, however in this instance is it considered acceptable as the existing forward gable projection will provide a vertical break avoiding the unsightly bonding of old and new materials within the dwelling. It is clear following the site visit that the dwelling has recently undergone some maintenance works, include the installation of a new roof covering, therefore there wouldn't be an issue with the bonding of old and new materials within the roof.

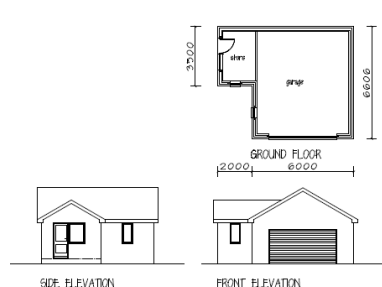
It is acknowledged that the ridge of the proposed extension is not set down from the original, however, given that the roof space it utilised for living accommodation the reduction in ridge would limit the use of the space.

It is not considered that the lack of set back and corresponding lowering of the ridge would have an impact on the character of the street given the dwelling's location within a corner plot and that it is surrounded by two storey properties and dormer bungalows to the north and west respectively, and whilst the dwelling is in a row of bungalows it forms a 'book end' in this location.

The roof design corresponds to the existing dwelling, with the windows and doors of a similar design and proportion to the original.

There are windows located on the side elevation, however this will not increase levels of overlooking given that the dwelling is located in a corner plot and would overlook the highway, with a suitable separation between the neighbouring property.

Garage / Outbuilding



The detached garage is to be located within the rear garden of the property, adjacent to the southern boundary with 1 Haddon Close.

The dwelling is single storey with a height to the eaves of 2.5m and 4.4m to the ridge.

It is to measure 6m by 6.6m, a standard size for a detached double garage, with a small 3.5m by 2m off shot as a store area.

The size and design is sympathetic to the original dwelling and is not considered out of character with the area or comparable in footprint to a separate detached dwelling.

It is acknowledged that the dwelling is located adjacent to the boundary with 1 Haddon Close, however the garage replaces an existing garage and it is designed with a low eaves level with the roof sloping away from the boundary.

Householder Proforma

The location of the garage maintains a driveways length of a minimum of 6m allowing a vehicle to exit the highway in order to enter the garage.

The proposal is therefore considered to comply with Local Plan Policies GD, D1, T4 and SPD House Extensions and Other Domestic Alterations

Recommendation: Approve

3 Years

Plans:

Proposed Extension Plans and Elevations received 30th July 2021, Proposed Garage Plans and Elevations and Site and Location Plan

Materials