

this 2nd annex building 1 is to be retained

all out buildings purple colour tint (including first annex building 1 being 81sqm with the small store 11sqm and 31sqm shed adjacent to the existing detached house) totalling 123sqm are to be retained

first annex building 2 is circa 81sqm and is currently a residential unit and to be retained

existing detached house pink tint overall 227sqm

1m² to be removed

existing lean to is to be removed but the 26m² floor area to be retained and offset against the new rear 2 storey extension

5m² to be removed but the floor area to be retained and offset against the new rear 2 storey extension

amphitheatre steps going up the existing slope

existing kennel has been demolished and replaced with a new 2 storey detached modern cosmopolitan home currently on site

according to planner, based on original planning history, there was an 'original' bungalow on site (1986 application) circa 77sqm which was already on site. based on this, the planner can only consider 100% extension based on the 'original' bungalow with any out buildings that are not required can consider a swap in additional floor areas towards the new extensions. Therefore the purple buildings, ie building 1, 2, store shed and building 6 floor areas are now to be retained.

77sqm plus the existing lean to, 26sqm and the shed 5sqm total 108sqm is considered the allowable size for extension. Therefore this area is split into a 2 storey rear extension is now being considered, ie around 54sqm per floor so that the massing is discrete and also preserving the green belt character and openness.

The existing single storey and along the hill slope already creates a visual screen and the new extension cannot be seen from Woohead Road. or from the front Green Belt view, the windows and render colours of the original detached house is to be updated to white render. the extension will match the bricks and white render to suit. More full height glass are introduced within the rear elevations.

NORTH

1:200



revisions
A 21-6-2025
2 storey flat roof rear extension proposed

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Project No: 2024
Enquiry 01

Project Title: proposed site plan

Drawn By: MC
Reviewed By: MC
Scale: 1:200 @A1 size
Date: 2/04/2025

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