

Application Ref:

2021/0611

Address:

1 Summerford, Ingbirchworth

Neighbour Representations: No

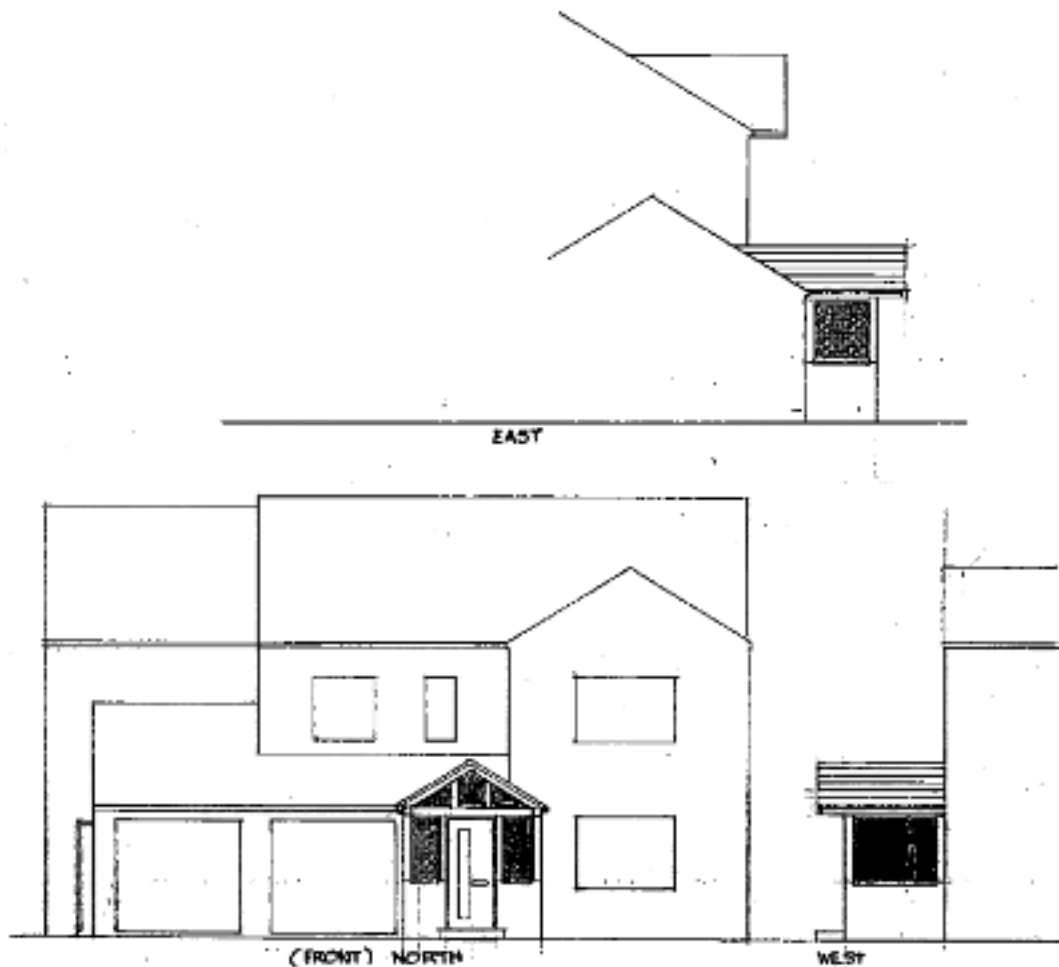
Gunthwaite and Ingbirchworth Parish Council: No comments received

Property Description:

The property is a detached natural stone built dwelling set on a fairly new housing estate in Ingbirchworth. Access to the front of the dwelling is off Wellthorne lane via a short shared access with the neighbouring property at no. 2. The shared access leads to a gravel driveway to the side which allows access to the grassed garden at the rear. The property has been extended previously under planning application 2018/1422 - Erection of a two-storey side/rear extension to the dwelling.

**Proposal**

The proposal involves the erection of a small front porch extension. The proposed porch would be constructed of matching stone and tiles with a timber frame. The proposed porch measures 1.7m in projection by 2.4m in width.



FRONT PORCH, NO. 1, SUMMERFORD,
WELL THORNE LANE, INGIRCHWORTH
11/00, 4/2021, DRG. A1, ELEVATIONS

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Local Plan Designation: Urban Fabric

Conservation Area: No

Relevant History: 2018/1422 - Erection of a two-storey side/rear extension to the dwelling -
Approved with conditions

Acceptable in Principle: Yes

Side Extension:	Yes / No (include comment if required)
Single Storey	
1. set back	
Two Storey / First Floor	
2. set back / set down (500mm minimum)	
3. less than 2/3 the width of the original dwelling	
All	
4. roof design corresponds to existing	

5. windows / doors of a similar design / proportion	
6. habitable room windows on the side elevation	
7. materials to match	
8. neighbouring property extended to side or windows?	
9. Any change to parking or access?	

Rear Extension:

	Yes / No (include comment if required)
Single Storey	
1. terraced property and less than 3.5m (projection to rear)?	
2. semi-detached and less than 4m?	
3. if more than 3m are the eaves more than 2.5m in height?	
Two Storey	
4. terraced property and less than 2.5m (projection to the rear)?	
5. semi-detached and less than 3.5m?	
All	
6. materials to match	
7. roof design compliments / ties in well	
8. habitable room windows on the side elevation?	
9. distance to rear boundary (shared with another residential property) 10m or more?	

Front Extension:

	Yes / No (include comment if required)
1. single storey?	Yes
2. small projection? (confirm measurement)	Yes 1.7m
3. roof design corresponds to existing	Yes pitched roof
4. windows / doors of a similar design / proportion	Yes
5. materials to match	Yes matching materials but with a timber oak frame which is acceptable in this more rural location

Dormer Extension

	Yes / No (include comment if required)
1. Pitched roof dormer on principle roof slope?	
2. Flat roof dormer on rear roof slope?	
3. Dormers in street scene & similar style?	
4. Set below roof ridge?	
5. Set in [ideally 0.5m] from both the eaves and gable edge?	
6. Set in 0.5m from party walls?	

Garage / Outbuilding*

	Yes / No (include comment if required)
6. single storey?	
7. height to eaves 2.5m or less?	
8. sympathetic design and materials to main dwelling?	
9. If room in the roof space, is it storage only?	

*granny annexes shouldn't be on this form

Green Belt:

	Measurements
1. Original dwelling	
2. proposed extensions (x 2)	
3. any existing extensions	
4. total extensions (including proposed)	

Recommendation:

Approve with conditions