

SUPPORTING STATEMENT

43 Elm Grove

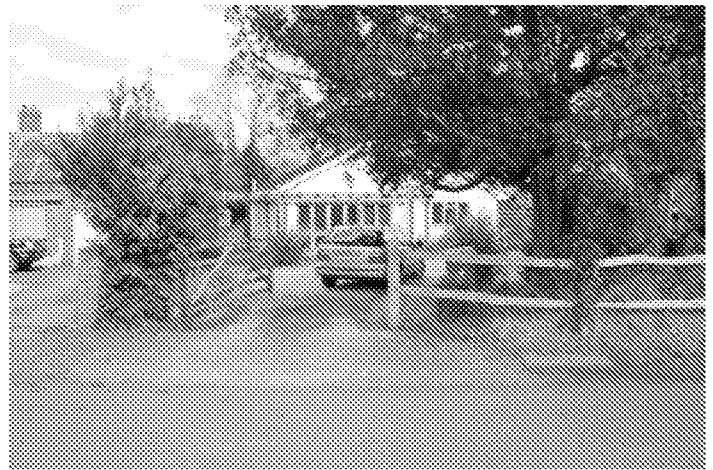
1. **Context:** Elm Grove sits within the Settlement Policy Area and comprises mainly detached dwellings within generous size plots. The dwellings vary in size and style. No 43 sits to the northern side of Elm Grove. Its rear garden adjoins other properties to the north rather than the field.



2. **Analysis:** Unlike many of the surrounding properties, No 43 has not been extended in any way. Nos 42 and 44 to the east and west respectively sit on similar size plots and have been significantly enlarged. The existing accommodation is very modest in scope. There are only two bedrooms and no dining area. No 43 is a single storey bungalow which sits between another bungalow to the west and a two storey house to the east.



No 43 from the drive



No 43 from Elm Grove

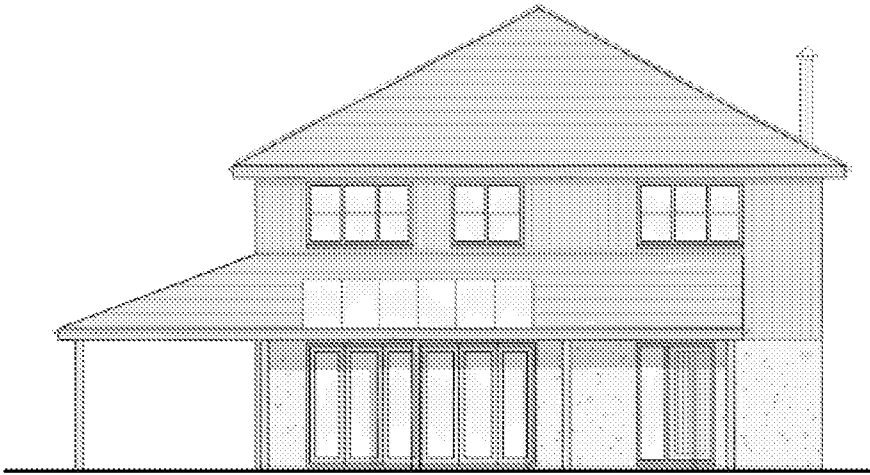


No 42 (bungalow) to the west of No 43

No 44 (house) to the east of No 43

3. **Amount and Layout:** Various options were explored including building a large extension to the rear and knocking-down and rebuilding a replacement house. However, given that the existing house is structurally sound the most cost effective solution for addressing the shortfall in accommodation is to build a new first storey over the existing ground floor walls of the bungalow. Since there are many other 2 storey houses within Elm Grove, including No 44 immediately to the east, this is considered an appropriate solution for this site. The additional storey will allow 4 bedrooms to be created on the first floor and an open plan kitchen/family living area to the ground floor. The existing pergola to the front/side will be made more permanent and roofed over to provide a covered porch and car port.
4. **Scale:** Careful consideration has been given to the impact of extending upwards:
 - A low pitch has been chosen for the roof to keep the ridge as low as possible. Furthermore the roof is fully hipped, so as to reduce massing. Drawing 07 demonstrates how the house will successfully fit into the street scene and act as a gentle transition between the higher more bulky two storey house to the east and the bungalow to the west.
 - The house is set back from the road and the frontage is well screened.
 - The porch/car port lean-to helps to break down the massing of the two storey element and ensures a sympathetic relationship with No 42.
 - Unlike the extended properties to the east and west, adding a storey will not increase the footprint of the building. Rear amenity space will therefore be unaffected.
 - No 43 sits roughly in-line with neighbouring properties. Therefore the increased bulk of the first floor will not affect their amenity (also as demonstrated by the 60 degree line on drawing 06).
 - The west facing first floor windows to No 44 are secondary windows to bedrooms (both bedrooms have primary north/south facing windows).
 - New side facing first floor windows have been avoided, except for a small window serving an ensuite (which will be obscure glazed).
 - New first floor windows to the rear should not adversely affect neighbours. These are wide plots and the existing generous gaps to the boundaries remain unaffected. Additionally, the rear gardens are well screened to their boundaries.

5. **Appearance:** The proposed roof pitch of the house is similar to the existing bungalow and is in-keeping with many of the surrounding properties. There is a great variety of materials used within Elm Grove and the proposed material and colour palette should blend in well with its surroundings.



6. **Landscaping and Access:** The existing landscaping will not be affected by the proposed works. No works to the existing access off Elm Grove are proposed. The existing drive which affords ample parking will be retained.