

Existing Building

The existing cottage currently has internal access to a converted garage space, which is understood to have been used by the previous owner as part of their home business. The converted space does not meet the needs of the current occupiers, mostly due to the cumbersome access via the ground floor third bedroom and that the utility room is disconnected from the kitchen.

Other issues have been identified within the property not making it fit for purpose for a typical 3-bedroom property; There is no second toilet and the kitchen is too small to properly service the whole house.

Proposals

Proposals seek to improve upon access arrangement internally, provide a second WC with shower room, and increase the usable size of the kitchen. The client brief also seeks to retain a cottage feel to the internals and not open the spaces up too greatly. This means that the brief has requested a separate dining room and also a separate home office. This has demanded additional floor space to accommodate these needs.

Proposals will seek to meet the client needs whilst being sympathetic to the original cottage, surroundings, impact to the street scene and respecting that the property lies within a Conservation Area.

Due to changes in level to the rear and a desire to retain as large a garden as possible for well being and enjoyment, proposals will seek to add accommodation to the side of the property where there is fallow space.

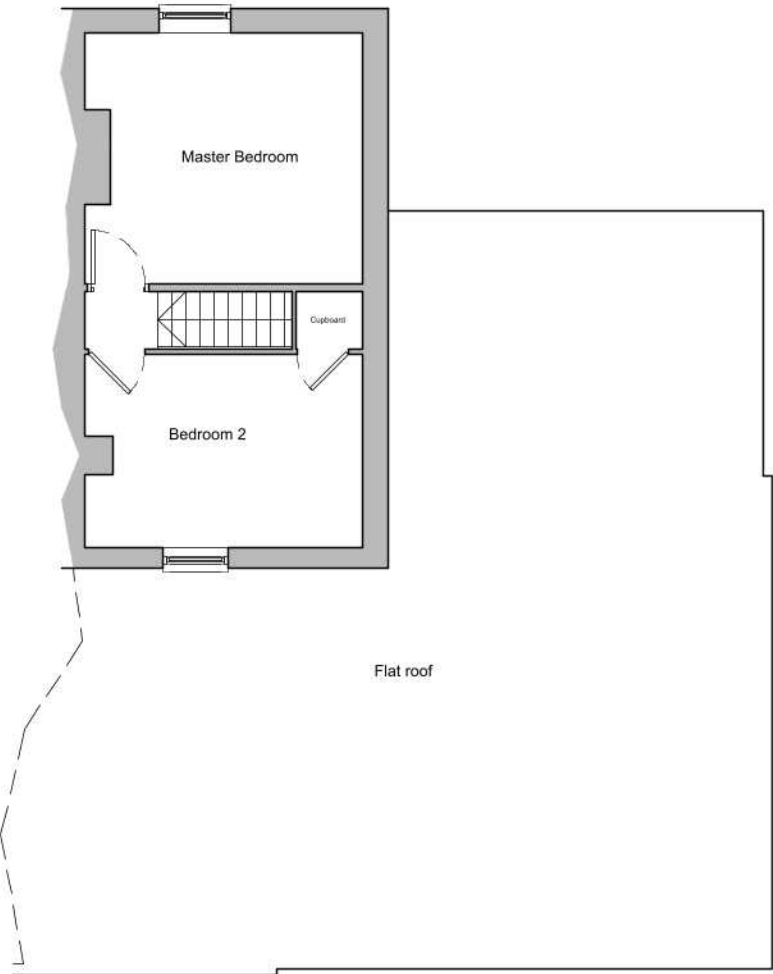
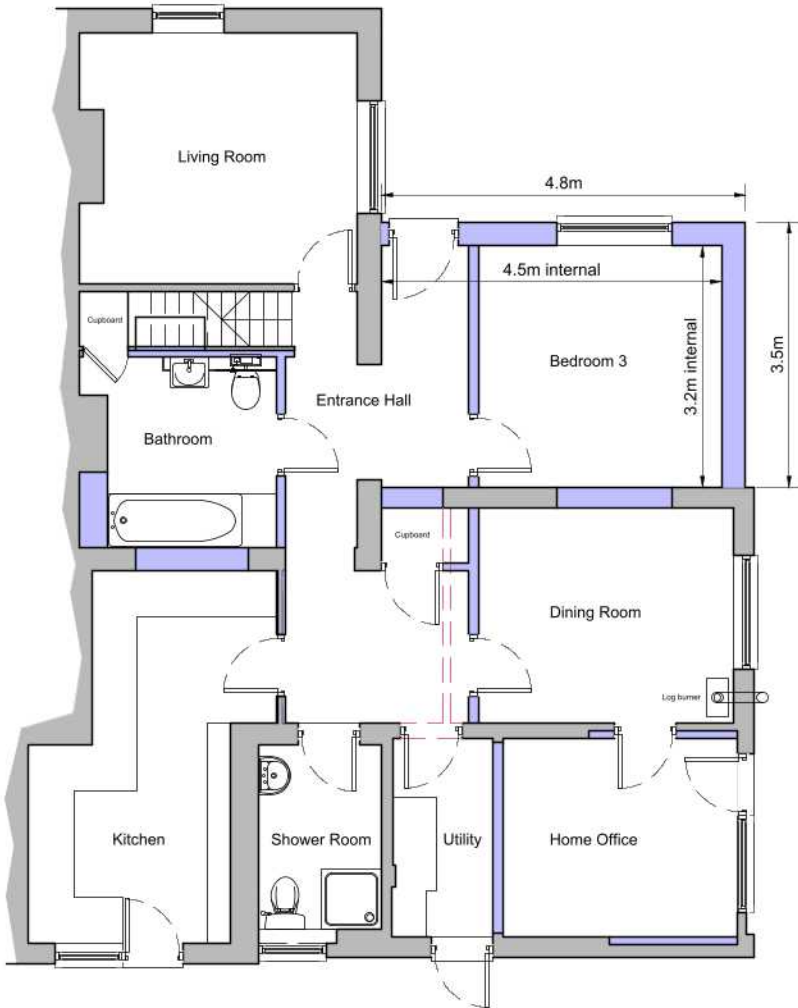
Proposed Scheme

The proposals will match the existing in height, floor level, scale, design and appearance to the current single storey element. No part of the extension shall be forward of the principal elevation nor further out to the side.

The existing cottage extents will still be readable as the 2-storey element. The proposals are subservient to the existing cottage.

There will no impact to neighbouring properties through loss of light/privacy as a result of the proposals.

The proposals will have no detrimental impact upon the Conservation Area.



Ground Floor Plan as Proposed 1:100

First Floor Plan as Proposed 1:100

Rev A - Dimensions added to extension

