

Planning ref: DC/20/ 3266/FUL

Redevelopment of Single Storey Extensions to Ardmay The Street IP18 6UH

## 1 Opinion

In the opinion of the Planning Advisory Group the application can be approved as this proposal will improve the overall appearance of the building. The design together with the use of good quality materials would, it is considered, preserve and enhance the character and appearance of the conservation area.

## 2 Description

2.1 Ardmay is a two storey brick built house sited to the south of the junction of Lodge Road and The Street within the Conservation Area. Various single storey extensions have been added to the east gable to provide a utility room, guest accommodation and a garage. A large conservatory has been placed centrally on the south elevation.

2.2 The intention is to replace the eastern extensions with a more substantial single storey construction projecting eastwards and southwards into the garden. The garage will be enlarged and a new, cedar clad snug formed on the south east corner of the house. A gallery-like garden room will extend along the south elevation in replacement of the conservatory. The flat roof will provide a balcony for the bedrooms above. Five sets of 'Crittall' style double doors will connect the garden room with an external terrace and the garden beyond.

## 3. Considerations

3.1 Design – The current side extensions to the property seem to have been added on a piecemeal basis, and the overall look is disjointed. The primary issue is the effect of any changes on the view from The Street. However, this elevation to The Street is proposed to be simplified, which is a positive step. Critically it does not extend the enclosure of the frontage and does not compete with the main body of the house.

The cedar cladding design of the roof to the snug will be less visible than appears on the drawings, especially when it has weathered.

### 3.2 Other considerations -

i) Overlooking – The District Council need to be satisfied that there are no overlooking issues from the very extensive first floor balcony. PAG don't consider that there are any.

and;

ii) Amenity of the adjacent property - Little Garth – the District Council also need to be sure that the increased length of the new garage, its proximity to the eastern boundary and the height of the brick parapet do not detract from the amenity of the neighbouring property.

PAG

5 September 2020