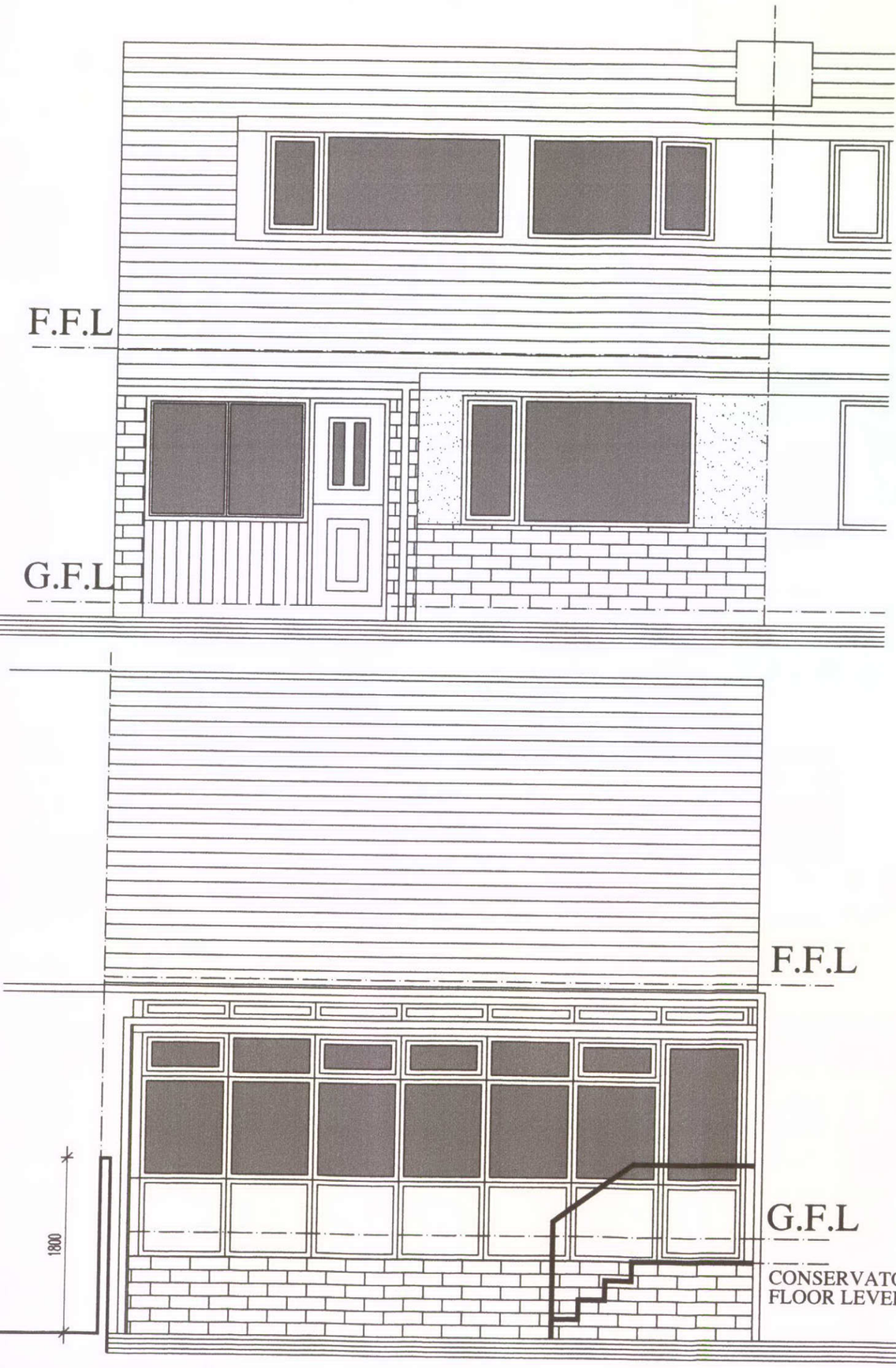


FRONT ELEVATION

REAR ELEVATION

# DESIGN STATEMENT

THE EXISTING PROPERTY IS A SEMI DETACHED DORMER BUNGALOW WITH MAINLY RENDERED ELEVATIONS. WHITE UPVC DOUBLE GLAZING WITH A REAR CONSERVATORY AND CONCRETE INTERLOCKING ROOF TILES.

THE PROPERTY SITS ON A SLOPING SITE (FALLING TO THE REAR) AND IS STEPPED BACK FROM THE ROAD – HORSEFAIR AVENUE. A DRIVE SITS TO THE SIDE OF THE PROPERTY (WHICH INCREASES SIGNIFICANTLY IN WIDTH AND THIS FEEDS AN EXISTING GARAGE IN THE REAR GARDEN).

TO THE REAR THERE IS A LONG LAWNED GARDEN AND NEAREST PROPERTIES TO THE REAR ARE A SIGNIFICANT DISTANCE AWAY. THERE ARE NO ADJACENT NEIGHBOURS AS AN ELECTRIC SUB STATION SITS TO THE SIDE OF THE DRIVEWAY MEANING THE GARDEN IS ALSO A SIGNIFICANT WIDTH.

THE PROPOSAL RELATES TO THE DEMOLITION OF THE EXISTING CONSERVATORY AND THE CONSTRUCTION OF A SINGLE STOREY REAR GABLED EXTENSION THAT WILL ALLOW FOR A DEDICATED DINING ROOM AND THE EXISTING DINING ROOM TO ONCE AGAIN BECOME A THIRD BEDROOM.

AS THE ADJACENT PROPERTY IS OF A SIMILAR LAYOUT TO NO.49 IT HAS NO REAR WINDOWS AT FIRST FLOOR LEVEL AND THEREFORE REPRESENTS NO OVERLOOKING ISSUES AND THE POSITIONING OF THE NEW EXTENSION WILL BE SO AS TO MAINTAIN THE 45 DEG RIGHT TO LIGHT VISIBILITY SPLAY FROM THE DINING ROOM WINDOW TO THE REAR.

THE LARGE GARDEN AND SIGNIFICANT DISTANCE TO PROPERTIES TO THE REAR ALSO MEANS THAT THE EXTENSION HAS NO OVERLOOKING ISSUES TO THE REAR. THE PROPERTY CURRENTLY HAS ONLY TWO BEDROOMS BUT A REASONABLE AMOUNT OF HABITABLE SPACE AT GROUND FLOOR, THE PURPOSE OF THE EXTENSION THEREBY BEING TO BALANCE OUT THE ACCOMMODATION AND MAXIMISE THE IMPRESSIVE VIEWS TO THE REAR BY RE-ARRANGING THE LAYOUT AT GROUND FLOOR.

SIGNIFICANT EXTENSIONS HAVE BEEN GRANTED ON HORSEFAIR AVENUE OVER THE YEARS AND A PRECEDENT FOR DEVELOPMENT ON THIS TYPE OF PROPERTY IS ALREADY SET, BOTH TO THE FRONT AND TO THE REAR ELEVATIONS, THIS EXTENSION WILL NOT HAVE ANY IMPACT ON THE FRONT ELEVATION AND DUE TO THE LAYOUT OF THESE PROPERTIES, THE IMPACT OF THE EXTENSION ON THE REAR IS MINIMAL TO THE ADJACENT PROPERTIES WITH NO LOSS OF NATURAL LIGHT OR VIEW.

HIGH PEAK BOROUGH COUNCIL
OLD MARKET STREET
RECEIVED
29 NOV 2010
FILE REF
REPLY REQUIRED

HPK/2010/0633

# 49 HORSEFAIR AVENUE

DWG: EXISTING
49 HORSEFAIR AVENUE
CHAPEL EN LE FRITH

REVISIONS:

1:50 | CHECKED:
DATE: NOV 10 | DRAWN:

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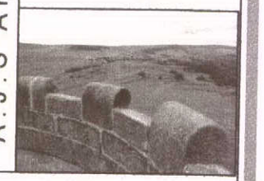

EXISTING 03

49 HORSEFAIR AVE