1. **EXISTING SETTING AND DESIGN OF MAIN DWELLING AND SURROUNDING DEVELOPMENT**

A detached two-storey semi detached dwelling, built of stone external walls, PVCu windows, timber doors and natural slate roof tiles. The roof design is of traditional gable construction. The topography of the site slopes upwards from Holker Road towards Trinity Church. The existing dwelling is set within the sloping site and has been much neglected. There is an existing limited vehicular parking area to the side of the dwelling with cross-over access to Holker Road.

2. **EXPLANATION OF HOW SIZE AND SITING OF DEVELOPMENT RELATES TO THE STREET SCENE**

The application covers a range of alterations to the existing dwelling and hard landscape areas. In all cases matching materials will be used. In the case of replacement masonry pointing the same joint style/colour and finish will be employed. The external alterations will include:

- Improved parking access to the eastern side of the dwelling. This will involve lowering the bed rock base, subject to structural engineer's advice to a more appropriate incline of 1:10. Furthermore, the width of the driveway will be increased on the northern side (nearest the town centre) to enable safer vehicular access. The existing retaining wall abutting the public footpath will be finished in matching stone/pointing. The new side retaining wall (north) supporting the front garden will be reconstructed using the existing stone in a random form. Limited trimming of protruding bedrock on the southern side of the drive is also anticipated subject to the advice of a structural engineer. It is considered more appropriate to extend tarmacadum surfacing from the public highway to the new rear panel gate. This is because the sub-base is known to be bed rock and therefore in appropriate to receive a granular finish. The existing parking area surface is bed rock.
- Conservation roof windows to the southern and western elevations.
- French windows to the rear (western) elevation.
- Like for like repairs of the timber fascia and barge boards, including redecoration in matching (blue)paint colours.
- Repositioning and reconstruction of random gritstone retaining wall located on the rear (western) side of the dwelling. The new wall will be reconstructed using the existing gritstone and finished to match the original style/height (1.80m).
- New electricity meter cupboard on southern elevation.
- New 1.80m high panel fence gate to the rear of the dwelling.

3. **EXPLANATION OF SPECIFIC MEASURES TAKEN TO PROTECT NEIGHBOURS PRIVACY AND IMPACT**

The positioning of new French window opening will match the style and proportion of existing openings and will not impede neighbours privacy.



Fig 1: Front Elevation



Fig 2: View of Front Retaining Wall (north side of drive)



Fig 3: View of North Side of Driveway



Fig 4: View of Rear (west) retaining wall