PROPOSED FRONT ELEVATION 1:50



THE APPLICATION RELATES TO A FRONT SUNROOM EXTENSION ON THE EXISTING PROPERTY.

THE EXISTING DWELLING IS SOUTH FACING AND HAS A LARGE FRONT GARDEN (THE GARDEN TO THE REAR IS ONLY SMALL AND CONSTANTLY SHADED) HENCE THE CLIENT WISHES TO MAKE THE MOST OF THIS SOUTH FACING ELEVATION AS AN EXTENSION OF THE AVAILABLE LIVING SPACE

THE EXTENSION IS TO BE BUILT TO RESPECT THE EXISTING PROPERTY THROUGH SCALE AND MATERIALS, WITH A STONE PLINTH LINE UPTO 600mm ABOVE DPC AS PER EXISTING WITH RENDERED (DASHED) ELEVATION ABOVE WITH ROSEWOOD FACED UPVC WINDOWS ACROSS THE ELEVATION TO INCREASE THE AMOUNT OF AVAILABLE NATURAL DAYLIGHT.
THE ROOF OVER IS TO BE AT A SHALLOW PITCH OF 17.5 deg WITH NATURAL PLAIN TILE ROOF COVERINGS TO MATCH WITH GGL M08 VELUX ROOFLIGHTS (1398x780mm)

EXTERNALLY A FLUSH THRESHOLD LANDING AREA IS TO BE FORMED (TILED) WITH STEPPED ACCESS IN ACCORDANCE WITH PART M - MAX RISE OF 150mm, EACH STEP IS TO BE 300mm.

AS THE EXISTING BUILDING HAS A LONG EXTENDED ROOFLINE OVER THE INTEGRATED GARAGE, THE PITCHED ROOF EXTENSION TO THE FRONT ELEVATION DOES NOT SPOIL THE CHARACTER OF THE EXSITING BUILDING AND AT THE SAME TIME IT ALLOWS THE INTERNAL ACCOMMODATION TO MAKE THE MOST OF THE SOUTH FACING ELEVATION - SHIFTING THE EMPHASIS AWAY FROM THE SMALL GARDEN TO THE REAR AND THE NORTH FACING ELEVATION. (THE LAND TO THE REAR HAS ALSO BEEN GRANTED PLANNING PERMISSION FOR HOUSING IN THE PAST AND THIS IS AGAIN A REASON FOR WANTING TO MAKE THE MOST OF THE FRONT ASPECT.

THIS DWELLING IS ALSO STEPPED BACK FROM THE ADJACENT PROPERTY AND HENCE THE EXTENSION HAS NO IMPACT ON THIS DWELLING.

76 QUEENS ROAD, BUXTON

HPK/2011/0700
COUNCIL
14 DEC 2011
REF
REPLY REQUIRED

DWG: PROPOSED
76 QUEENS ROAD
BUXTON

REVISIONS:

1:50	CHECKED:
DATE: DEC'11	DRAWN:

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PROPOSED 05

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