

5 HOLMFIELD

ASSUMED KITCHEN WINDOW AND REAR DOOR
 DROP IN REAR BOUNDARY LEVELS OF 1400mm WITH 2300mm HIGH RETAINING WALL TO NEIGHBOURING DWELLING

THE PURPOSE OF THE PROPOSED APPLICATION IS TO PROVIDE A SIDE EXTENSION IN ORDER TO EXTEND THE KITCHEN / DINING SPACE WITHIN THE ORIGINAL DWELLING. THE EXISTING SPACE IS RATHER TIGHT FOR THE SIZE OF THE HOUSE WHICH PROVIDES 4 DOUBLE BEDROOMS OVER 3 FLOORS.

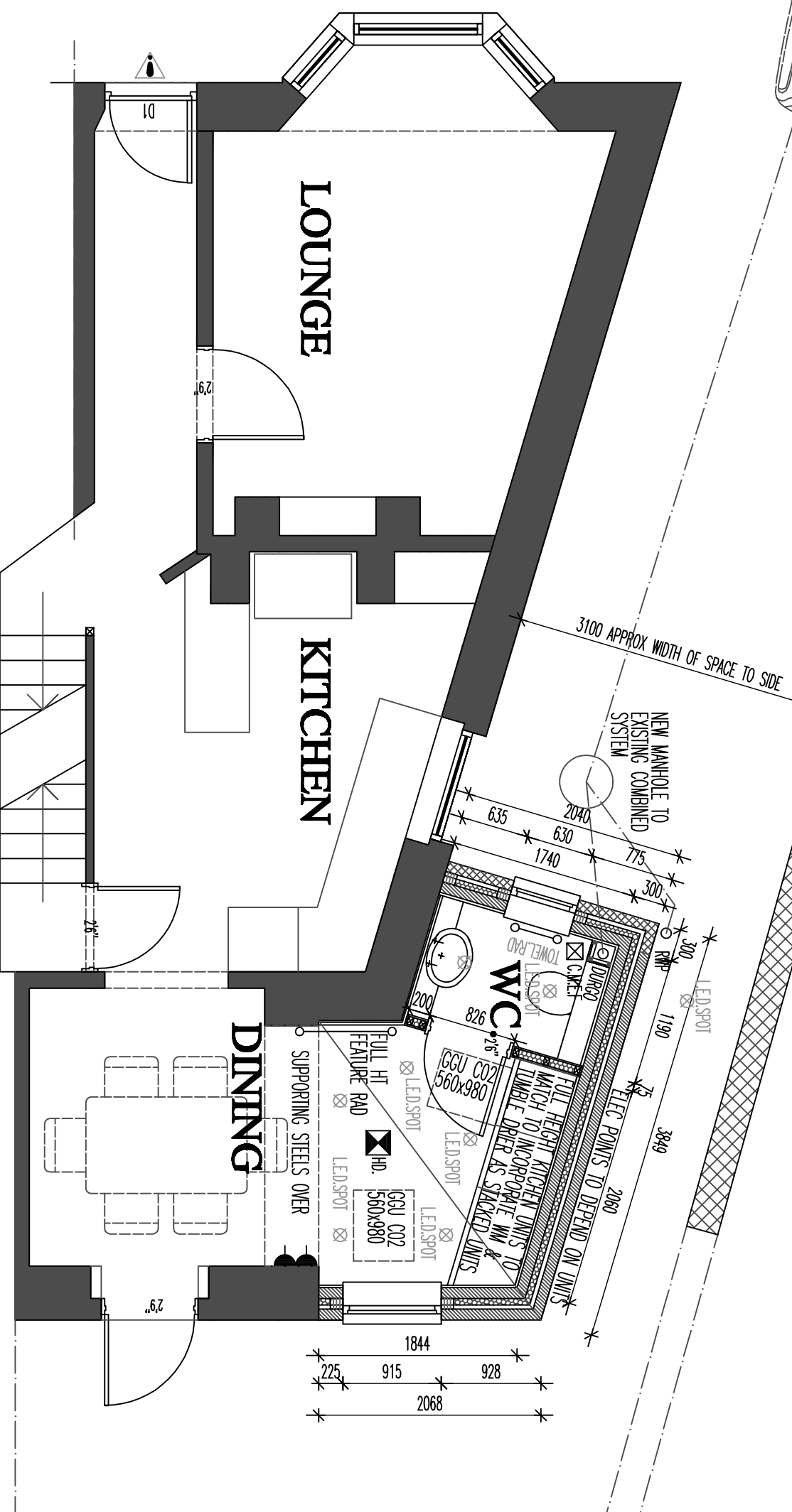
THE EXTENSION ALLOWS FOR AN INCREASE IN THE AREA OF THE DINING SPACE ON OFFER AND PROVIDES FURTHER FULL HEIGHT KITCHEN UNIT SPACE TO HOUSE WASHING MACHINE AND TUMBLE DRIER WITH ADJACENT FULL HEIGHT UNIT CUPBD SPACE. A MUCH NEEDED DOWNSTAIRS WC AREA IS ALSO PROVIDED WITHIN THE EXTENSION. (THE DWELLING CURRENTLY HAS JUST ONE BATHROOM).

THE EXTENSION IS TO BE BUILT IN MATERIALS THAT RESPECT THE EXISTING DWELLING WITH A PARTIAL FULL CAVITY CONSTRUCTION THAT IS FINISHED WITH COURSE GRITSTONE TO THE FRONT AND DASHED RENDER TO THE SIDE AND REAR WITH GRITSTONE QUOINS TO MATCH.

A HIPPED PITCH LEAN-TO ROOF (SO AS TO REDUCE THE BUILDING MASS) IS TO BE FINISHED WITH BLUE/GREY NATURAL SLATE TO MATCH THE MAIN HOUSE AND VELUX ROOFLIGHTS WILL PROVIDE NATURAL DAYLIGHT TO THE CEILING LINE WHICH FOLLOWS THE ROOF SLOPE.

WINDOWS IN WHITE UPVC DOUBLE GLAZED UNITS (OBSCURE TO BATHROOM) WILL MATCH THE EXISTING.

THE EXTENSION IS STEPPED BACK FROM THE BOUNDARY WALL LINE BY 1000mm SO AS TO REDUCE THE IMPACT ON THE ADJACENT PROPERTY. IT SHOULD ALSO BE NOTED THAT A FENCE LINE COULD BE CONSTRUCTED ON THIS BOUNDARY WITHOUT PLANNING PERMISSION WHICH WOULD HAVE A FAR GREATER OVERSHADOWING IMPACT ON THE NEIGHBOURING PROPERTY. THE EXTENSION ALSO SITS TO THE NORTH OF THE LOWER DWELLING. TAKING THESE FACTORS INTO ACCOUNT, THIS PROPOSAL HAS BEEN SUBJECT TO POSITIVE PRE APPLICATION ADVICE.



PROPOSED GROUND FLOOR PLAN 1:50 7 HOLMFIELD, BURBAGE, BUXTON

PROPOSED 01

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