

FRONT - NO CHANGE 1:50



2 STOREY SIDE EXTENSION WAS GRANTED SEVERAL YEARS AGO. THIS WAS ONLY TAKEN UP TO GROUND FLOOR LEVEL AND THE FRONT ELEMENT WAS RETAINED. THE APPLICANT NOW WISHES TO FORMALISE THIS SITUATION AND APPLY FOR THE 2 STOREY REAR EXTENSION IN LIEU OF THE 2 STOREY SIDE. THIS ALLOWS THE PROPERTY TO SIT LESS LINEAR FROM A ROAD FRONTAGE AND THE REAR EXTENSION IS DELIBERATELY SET BACK FROM THE FOOTPRINT TO THE ADJACENT DWELLING AND THUS CREATE NO OVERSHADOWING OR OVERLOOKING. THIS SINGLE STOREY SIDE HAS ALSO MOVED THE MASS AWAY FROM THE SIDE

0M 1M 2M 3M



THE EXTENSION DEPTH TO THE REAR IS VISIBLY LESS THAN THE HOST GABLE WIDTH AND AS THE REAR GABLES ARE NARROWER, THE EXTENSION RIDGE LINES ALSO SIT LOWER IN CONTEXT. THE EXTENSION DEPTH IS ALSO STEPPED BACK FROM THE BUILDING LINE TO THE ADJACENT PROPERTY AND ALONG WITH A REDUCED DEPTH STEPPED DECK, THIS MEANS THERE ARE NO OVERLOOKING, MASS CONTEXT OR RIGHT TO LIGHT ISSUES. THE PROPERTY AND THE PLOT CAN ALSO QUITE CLEARLY TAKE THE EXTENSION SIZE WITHOUT ANY NEGATIVE CONTEXT AND THUS THE PROPOSAL CLEARLY HAS NO DETRIMENTAL IMPACT ON THE ADJACENT CONSERVATION AREA (IT SHOULD OFCOURSE BE NOTED, THIS PROPERTY ITSELF IS NOT IN THE CONSERVATION AREA AND THE REAR EXTENSION HAS NO BEARING ON IT)

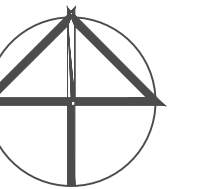
PROPOSED REAR ELEVATION 1:50



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THE DOUBLE GABLE REAR ELEVATION IS SO DESIGNED WITH GABLE WIDTHS NARROWER THAN THE MAIN ROOF SIDE GABLE SO THAT THE RIDGE LINES SIT LOWER AND THE GABLED MASS IS REDUCED WITH THE CENTRAL AREA STEPPED BACK IN CONTEXT. THIS VISIBLY REDUCES THE OVERALL EXTENSION MASS AND ALLOWS THE ORIGINAL ROOFLINE TO STILL BE READ.

PROPOSED SIDE ELEVATION 1:50



REVISIONS:
PROPOSED EXTENSION
BUXTON
1 WATFORD ROAD

SCALE: 1:50
DATE: DEC'25 DRAWN: AJS CHECKED: AJS

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DRAWING No: PROPOSED 03

B REGS COMPLIANT