Proposal site - surrounding existing local character and streetscene analysis 07

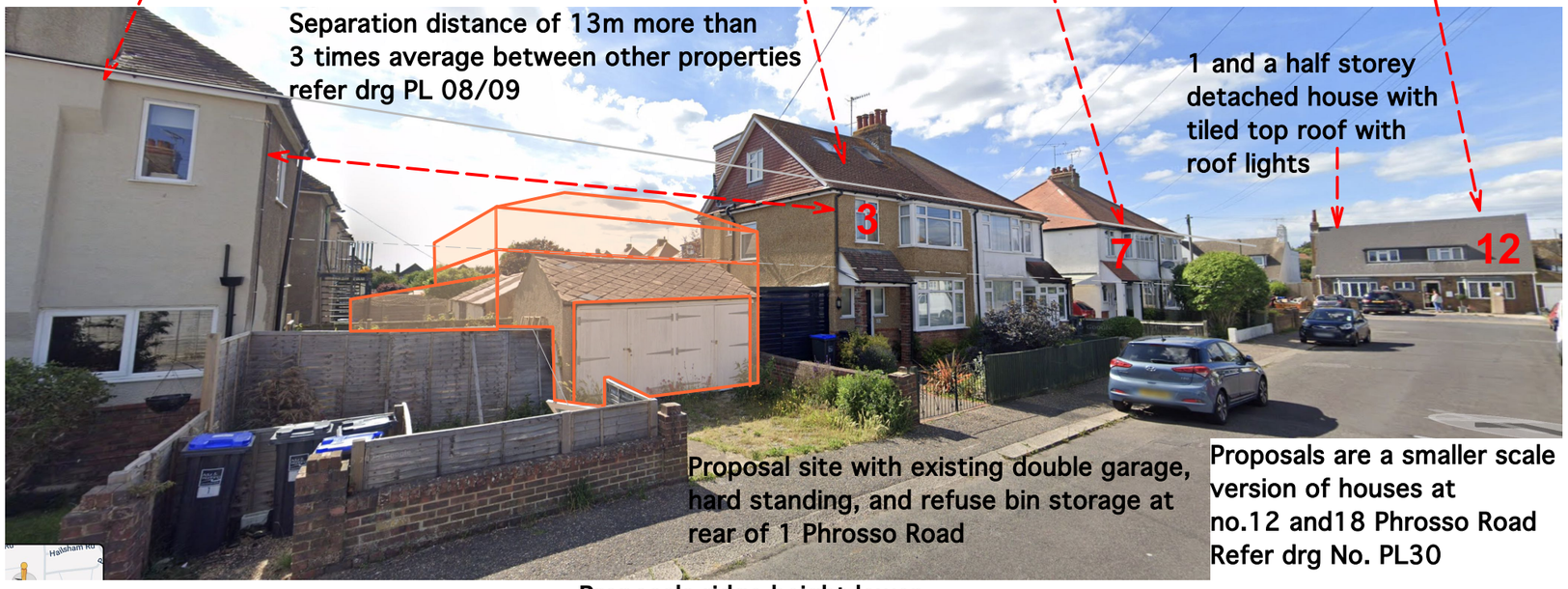


Proposal site at
rear of 1 Phrosso Road



Proposals are a smaller scale version of houses at no.12 and18 Phrosso Road Refer drg No. PL30

Proposal site at
rear of 1 Phrosso Road



Separation distance of 13m more than 3 times average between other properties refer drg PL 08/09

1 and a half storey detached house with tiled top roof with roof lights

Proposal site with existing double garage, hard standing, and refuse bin storage at rear of 1 Phrosso Road

Proposals are a smaller scale version of houses at no.12 and18 Phrosso Road Refer drg No. PL30



Planing officer comments in previous delegated report:

"no objection in principle to the subdivision of the existing plot to provide a detatched dwelling house"

Proposals maintain building line and street frontage

Proposals ridge height lower than adjacent gutter / eaves

Revisions	All drawings and ideas are copyright, and maynot be distributed, copied or issued without permission ADDITIONAL INFORMATION FOR APPEAL (Plg App Ref: AWDM/1607/23)	Drawing titles **Local context analysis 07**	Client I & J McKinna + NCTG Property Ltd	Drawing No. **PL36**	Nigel Crawley.architect
		Date October 2025	Project Garage conversion : between 1 + 3 Phrosso Rd		
		Drawn NC Scale NTS @A3			