Introduction:
This application replaces the approved householder application ref:
AWDM/0220/23: SINGLE STOREY REAR EXTENSION

This application comprises of the following additions to the original house:

+single storey rear extension including adaptions to existing rear extension.
+ New pitched roof, entrance porch and remodelling of existing bay window to front elevation.
+ Conversion of existing garage to bedroom/study.
+ Adaptions to existing utility room to form cloakroom to side elevation.
+ Removal of existing (redundant) chimney.
+ Side extension at first floor level to side elevations.
+ Rooflight to existing main roof.
+ Replacement soffets and guttering etc.
+ Adaptions to existing window positions and sizes.
+ Replacement of existing hanging tile elements at first floor level with render.
+ Various internal adaptions.
+ New step arrangement to rear garden from proposed rear extension.

The works do not involve:
+any additional overlooking of the adjacent properties.
+ Encroachment of any of the site boundaries.
+ Variation of the existing surface car parking.
+ Increasing in height of the house.
+ Any additional depth to the rear of the property.

---

proposed works:

Proposed single storey extension and adaption of existing extension to rear elevation:

There is a pitched roof single storey extension (sun room) which forms the boundary to the north elevation.
This is 3.3m deep. This sits on a raised decking which extends the width of the site and into the rear garden.

The proposals are to remove the pitched roof and replace it with a flat roof set at ground floor ceiling level. The sun room is then to be extended across the width of the exiting house.
This extension is ti have folding sliding doors onto a new step arrangement.

The works to the north boundary will include the reduction in height of the boundary wall (removal of existing pitched roof) and the addition of a ‘fillet’ of brickwork to support the proposed flat roof: ‘quid pro quo.’ As illustrated on the submitted north elevation: annotated in pink tone.

The existing pitch roof to the sunroom is 3.4 m high from ground floor level of the house.
The proposed flat roof to this to the rear extension is 2.9 m high from ground floor level of the house.

The existing sun room and rear elevation at ground floor level is facing brickwork.
It is proposed that this is replaced with render.

The rear elevation above ground floor is clad in hanging tiles.
It is proposed that this is replaced with render.

The existing uPVC windows are to be replaced with colour coated aluminium.
The size and locations are to be amended slightly, to accord with the proposed internal alterations.

The flat roof is to have two glass lanterns located centrally.

Proposed adaptions to front elevation:

Existing front door is to be replaced with a pitched roof porch extension to the hallway. The existing angled bay is to be replaced with a square bay in line with the existing garage.
The existing garage door is to be replaced with a brick info panel to match existing facing brickwork and a new window to the proposed new bedroom/study.

The existing flat roof over sailing the bay is to be extended. The level of the roof is to be maintained as the existing.

The ground floor facing brickwork is to be retained and any info adaptions are to be undertaken in brickwork to match.

The front elevation above ground floor is clad in hanging tiles to the main building and is rendered to the side extensions to the north elevation. The proposals include the removal of the hanging tile to replace with render.

The existing uPVC windows are to be replaced with colour coated aluminium.
The size and locations are to be amended slightly, to accord with the proposed internal alterations.

The proposed alterations are more in keeping with the adjacent buildings NO. 65; 69 and 71 who have protruding garages and porches combined.

Proposed adaptions to side elevations:

north:
The north elevation includes at ground floor the boundary wall to no. 69. There are no proposed works to this boundary wall other than those as outlined to the existing sunroom.

The existing redundant chimney used to be removed in its entirety.

A small side extension at first floor level set back from the front elevation is proposed to bedroom one. This extension aligns with the existing house at first floor level. There are no proposals for glazing this extension. The pitch roof over is set to align with and continue the existing main roof.

south:
The existing ground floor pitched roof utility room and external stores are to be demolished and replaced with a smaller single story side extension. This will align with the existing side elevation of the house at ground floor level. This extension will have a flat roof set at ground floor ceiling level.

A small side extension at first floor level set back from the front elevation, flush with the rear elevation is proposed to bedroom two. This extension aligns with the existing house at ground floor level. There are no proposals for glazing this extension. The pitch roof over is set to align with and continue the existing main roof.

Proposed adaptions to the roof:

The existing tiled pitched roof is to be retained and extended to the north and south elevations as mentioned above. A new Velux rooflight window to the south elevation is proposed to light the existing attic space.
Save

The existing asphalt flat roofs replaced with grey fibreglass roof to match the proposed replacement soffits.

The existing white UPVC soffits and gutters and rainwater downpipes are to be replaced with dark grey UPVC.

Landscaping:

There are no proposals to changes to the existing boundary fences to all sides.

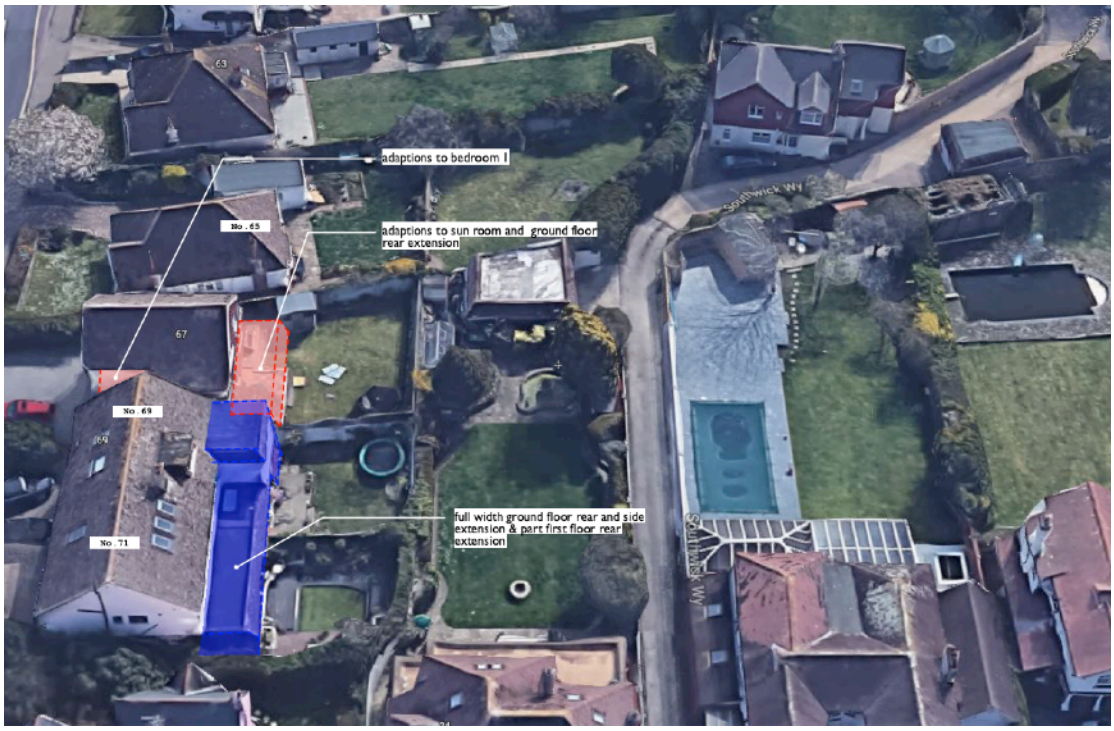
There are no proposals to changes to the front garden/driveway: 3x surface carparking bays.

The existing raised decking to the rear elevation is to be adapted/replaced by the new single story rear extension. New steps are required to access the guard the rear garden via the proposed folding sliding doors.

Photo montages of proposals and context:



Street view: SOUTHWICK STREET



REAR GARDEN LOOKING SOUTH



Street view NO.65: SOUTHWICK STREET



Street view NO.69+71: SOUTHWICK STREET