

320170795P

PROPOSED
SIDE AND REAR EXTENSIONS
AT
95 WHALLEY ROAD
READ

SUPPORTING STATEMENT

df 30/07/17

Reiterating our comments in supporting statement 20/05/17 (enclosed). The proposed configuration of the roof with gable pikes is to allow volume accommodation within the roof space.

Referring to the "pre-app" case officers comments (12/06/17) relating to proposed ridge height, existing front (north) elevation illustrates the street scene.

Whilst we are not in a position to physically measure adjacent neighbouring properties the street scene is based on accurate photography.

You will note 93 Whalley Road is 200mm higher than the existing application ridge and 97 Whalley Road the same height.

The ridge at 97 is significantly distant and at 90° to the proposed ridge and hidden by foliage from the highway.

We proposed to raise the existing ridge by 300mm allowing head room (at a pinch) in the proposed bedrooms.

Considering the varying ground levels both sides of the application site, roof designs and distance from the highway, the proposed roof height cannot be considered prominent to the extent of concern.

Relating to the proposed gable on the west side with 800mm access path to party boundary with No 97. The gable will have two small windows with obscure glass.

The proposed gable is separated by a flat roof attached to the gable of No 97, 3.6m from gable to gable with no windows, therefore neighbouring amenity space is not compromised.

The proposed rear (south) part of the extension shall project no further No 97 once again amenity space intact.

Referring to the proposed front (north) elevation, we have shown square corner bays to replace the bow shaped windows with the same projection from the building line

The proposed dormers follow the vertical lines of the bay window frame lines giving balance and symmetry

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The upper apex of the proposed glazed extension likewise can be considered to give balance to the dormers within the plane area of the roof space.

Refer to photograph 001 showing a bungalow with similar type of glazed extension approved 2 years ago, on the north side of Whalley Road when leaving the east side of Read.

SUMMARY

The proposals provide the applicants the opportunity to create 2 bedrooms within the loft space and ground floor , family accommodation as the better option of a large rear extension, with overall design floor layouts and elevation implications.

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P. 001

