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Yelna - Broadholme Lane
- Belper - DE56 2JF

05 - PROPOSED GROUND FLOOR

PROJECT NO	PAPER SIZE	DRAWN BY
505	A2	SG
STATUS	SCALE	
PLANNING	1:50	

Drawing measurements shall not be obtained by scaling. Verify all dimensions prior to construction. Immediately report any discrepancies on this document to SG ARCHITECTURAL DESIGN.

REV.	DESCRIPTION	DATE	BY	CHKD

REVISED SCHEME
FOLLOWING COMMENTS
10.09.26

Scale 1:50
0 1 2 3 4 5

2 storey extension created for the relocation of the master bedroom proposed - this scheme is a 4 bed scheme with a -1 loss of proposed bedrooms

single storey extension (north) is set back from the corner for constuction of roof purpose and aesthetical reasons of verge detail / render and brick - please note this single storey side extension is unseen from the street view

NEIGHBOURS GARAGE
7614
3900
8634

EXISTING OUTRIGGER BUILD LINE - BUILT FORM TO THE SIDE ELEVATION RETAININED IN THE SCHEME BUT A LEAN TOO ROOF IS INCLUDED WHICH IS MORE IN KEEPING - THERE IS ALREADY AN EXISTING STRUCTURE HERE AS SHOWN

Drainage
Planting
gravel driveway - breedon buff
existing block paving
Paving
Grass
Shed
Shed
rake up stone wall into gated access
rake up stone wall into gated access
Remove Gates
3150
brick pillars with capping to 2m
Infill tarmac with demarcation edges to boundary
new electric gate 3150mm from back edging to pavement improvement to existing gated flush access to boundary
Insertion Point
TW 78.75
78.95
1350
599
HOME OFFICE
FL: 78.94m
Ceiling Ht: 2.53
UTILITY
FUTURE HOMES COMPLIANT WET ROOM
picture window maintains view through the house
KITCHEN
Ceiling Ht: 2.54
FL: 78.91m
joist direction?
Radiator
600 VERTICAL rad
2339
3300
1100
600
2285
600
1100
1500
2060
665
595
665
1776
6959
1920
665
3500
REPLACE / AMEND FRONT DOOR AL UNDER PERMITTED DEVELOPMENT - NO PERMISSION SOUGHT
Ceiling Ht: 2.58
FL: 78.90m
Radiator
WIDEN FOR glazed door 910 -950 APPROX
picture window maintains view through the house
DINING
SNUG
FL: 78.94m
Ceiling Ht: 2.53
glazed door
Gy
SVP
Storm Inv 0.60
IC
78.16
78.30
FULL HEIGHT PICTURE WINDOW
Ceiling Ht: 2.54
FL: 78.91m
BI FOLD
RF-01
RF-02
RF-03
GARAGE / GYM
5200
6259
6959
6625
5550
4802
FASCIA LINE
TRUSSED RAFTER OVER - NO CHANCE OF ANY LIVING SPACE IN ABOVE THE GARAGE UNLESS 1.5 STOREY AND THAT BLOCKS OUT THE VIEW TO WHS - WHICH WAS THE MAIN CONCERN - SO ACCOMMODATION ABOVE IS NOT PRACTICAL
outdoor kitchen / dining areas under PD as per client
78.88
79.20
79.24
79.48
79.57
80.21
80.21
80.12
80.29
79.72
80.03
TW
80.40
78.90
79.00
IC
79.07
78.66
80.88
78.11
78.26
77.64
77.23
77.44
77.66
77.03
76.81
76.84
76.94
77.42
77.61
77.63
77.56
77.57
77.60
77.74
77.49
77.50
77.72
77.88
77.50
77.58
77.59
77.38
77.32
77.19
77.32
77.43
77.13
77.25
77.21
77.05
77.04
77.15
77.20
77.09
77.24
77.13
GH1
77.102
Bo
Fh
Sp
2210
1796
3150
2210
1796

The revised proposal represents a significant reduction in the overall scale and massing of the previous scheme.

All of the previously proposed extended two-bedroom accommodation to the south, including the element over and adjacent to the garage, has now been removed. However, the provision of a fourth bedroom remains necessary for the practical use of the dwelling and is considered proportionate to the size of the plot and the scale of the property.

The proposed first-floor element follows a build line that is already established by the existing dwelling. The proposal is therefore effectively an infill at first-floor level rather than a substantial outward extension. This considerably reduces the scope and visual impact of the development and directly responds to the request to maintain the openness of the site and preserve views towards the woodland.

We have also adopted the suggested single-storey form for the garage. The possibility of incorporating accommodation within the garage roof has been considered, but this is not realistically achievable because the low roof pitch does not provide sufficient usable internal space.

It is also important to consider the proposal within its immediate planning context. Particular reference should be made to the previously approved new-build dwelling to the north, within the boundary of the Fisherman's Rest public house. That approved dwelling establishes a substantial built form in this location, with its building line positioned more than approximately 26 metres from the A6.

The approved new dwelling also substantially closes the existing gap and interrupts views towards the woodland between the Fisherman's Rest and the neighbouring property. By comparison, the revised proposal has a significantly lesser impact upon the openness of the area and the visibility of the woodland.

Furthermore, the potential public view of the proposed first-floor element is very limited. The angle from which it can be seen is considerably narrower and, in practice, the development would only be clearly visible when standing almost directly in front of the entrance gates. From surrounding viewpoints, the proposed works are largely screened by the existing built form and site context.

This contrasts with the approved new-build dwelling to the north, which has a substantially greater presence and impact upon the intervening gap and views towards the woodland.

Taken as a whole, the revised proposal represents a considerably reduced and more sensitive form of development. It retains the established building line, reduces the extent of first-floor accommodation, adopts a single-storey garage, preserves substantially more openness towards the woodland, and provides a proportionate four-bedroom family dwelling appropriate to the scale of the plot.

Yelna

45.0°

NO LOSS OF AMIEINTY - 45 DEGREE RULE IS FULLY COMPLIANT

This window is also secondary as the room runs front to back and therefore does not fall under assesment

N