Nanswell

Yelna

The Paddock

N

NEIGHBOURS GARAGE

Insertion Point

BEDROOM
Ceiling Ht: 2.50
FL: 81.70m

BATHROOM

ENSUITE
layout tbc

BEDROOM
vaulted ceiling
layout tbc

Wardrobes

Hatch

Ceiling Ht: 2.50
FL: 81.72m

Ceiling Ht: 2.52
FL: 81.72m

Radiator

FL: 81.70m
Ceiling Ht: 2.54
BEDROOM

Min Ceiling Ht: 2.30

FL: 81.70m
Ceiling Ht: 2.54
BEDROOM

Wardrobe

RF-01

RF-02

RF-03

RF-04

roof light

demo existing roof/cope fibc and create as per engineer

3500

79.20

outdoor kitchen / dining areas under PD as per client

Shed

Paving

Grass

Shed

Planting

Planting

Planting

gravel driveway - breedon buff

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

existing block paving

Drainage

Storm
Inv.1.90
IC
76.61

Storm
Inv.0.00
IC

Sv

Stmp

Fh

Sp

Wm

Bo

GH1
77.102

22.10

17.96

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.

The volume and massing of the garage have been significantly reduced in order to simplify the overall built form. In particular, the previously proposed two-storey element above the garage has been removed.

The revised design incorporates a pitched roof which runs seamlessly over the open-plan accommodation, with rooflights positioned on the east-facing (rear) roof slope. The use of a pitched roof provides a more traditional and coherent form and is more in keeping with the character of the surrounding area, as previously suggested.

The orientation of the garage roof has also been reconsidered. The previous arrangement did not provide a satisfactory long-term solution in terms of maintenance and weathering, as it would have created a valley where the garage roof meets the main building. This junction would have relied upon more complex detailing and presented an increased risk of rainwater penetration over the lifetime of the building.

Rotating the garage roof provides a simpler and more robust construction, while also creating a better-balanced composition when viewed from the street. The revised roof orientation reflects the established building forms found within the local area and results in a more cohesive and contextually appropriate streetscene.

NO LOSS OF AMIEINTY TO FIRTST FLOOR WINDOW

45.0°

Scale 1:100
0 1 2 3 4 5 10

REVISED SCHEME
FOLLOWING COMMENTS
10.09.26

S.G ARCHITECTURAL DESIGN
Tel: 07817034426. sgarchitecturaldesign@gmail.com.
www.sgarchitecturaldesign.com

Yelna - Broadholme Lane
- Belper - DE56 2JF

02 - PROPOSED BLOCK PLAN - FF

| SG PROJECT NO | PAPER SIZE | DRAWN BY |
|---|---|---|
| 505 | A2 | SG |
| REVISION | SCALES | |
| PLANNING | 1:100 | |

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 | CHK'D |
|---|---|---|---|---|

PDF OWNED BY SGAD UNTIL FINAL PAYMENT ON PLANNING SUBMISSION