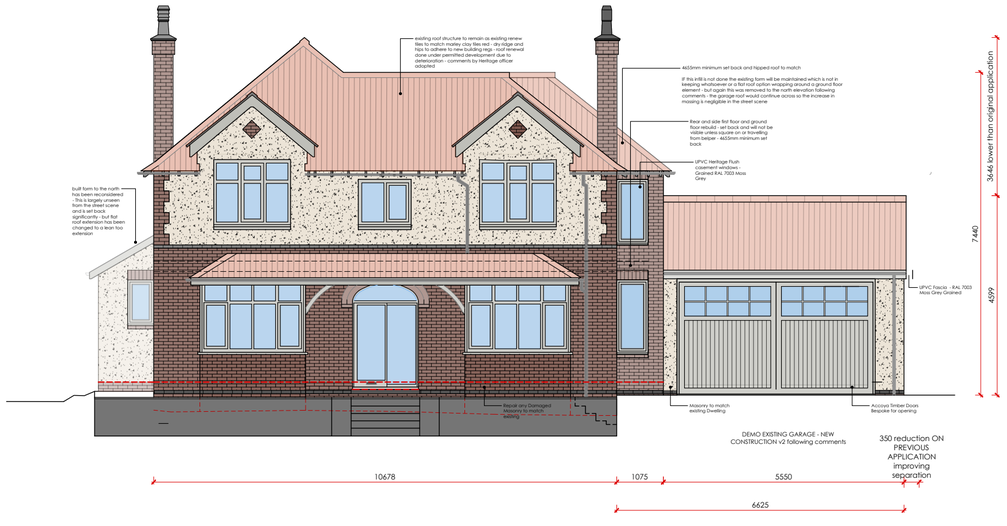
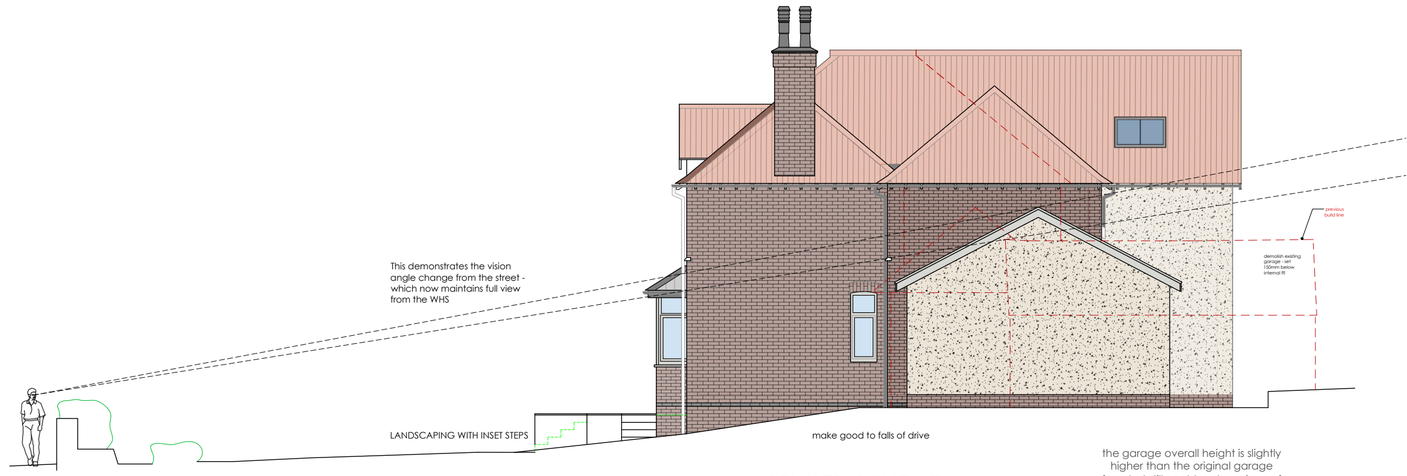
Scale 1:100

0 1 2 3 4 5 10

REVISED SCHEME FOLLOWING COMMENTS 10.09.26



Datum: 75.00m.
Elevation 1.



REVISED SCHEME
FOLLOWING COMMENTS
10.09.26

the garage overall height is slightly higher than the original garage form but still enables clear views of the woodland and greenfield land from the whs

See notes on the plan view and the upper left side for the infill 2 storey above existing build lines

Datum: 75.00m.
Elevation 2.

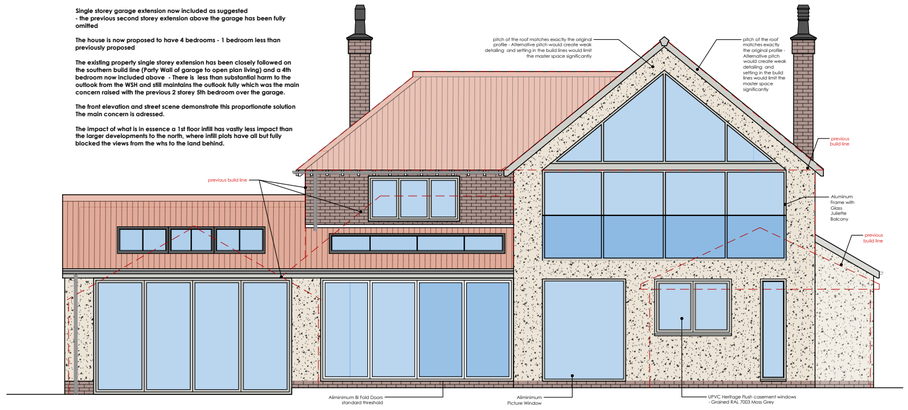
Single storey garage extension now included as suggested
- the previous second storey extension above the garage has been fully omitted

The house is now proposed to have 4 bedrooms - 1 bedroom less than previously proposed

The existing property single storey extension has been closely followed on the southern build line (Party Wall of garage to open plan living) and a 4th bedroom now included above - There is less than substantial harm to the outlook from the WSH and still maintains the outlook fully which was the main concern raised with the previous 2 storey 5th bedroom over the garage.

The front elevation and street scene demonstrate this proportionate solution The main concern is adressed.

The impact of what is in essence a 1st floor infill has vastly less impact than the larger developments to the north, where infill plots have all but fully blocked the views from the whs to the land behind.



BI FOLD FACING GARDEN FROM GARAGE GYM

the vaulted rear 2 storey extension provides full height modern living - the dwelling has lower eaves than standard

the view into the whs is unaffected also by this due to the built form already existing and the proposals are to match this roof line.

the views to the rear of the dwelling are only possible from private land mainly agricultural fields directly to the rear elevation of the property. There are alternatives for 2 storey extensions under permitted development which may be far less balanced.

the approvals of nearby dwellings have more than significant harm but were deemed to be permissable by avbc and the dvm

ava/2023/0505 fishermans rest, broadholme lane, de56 2jf - proposed dwelling

2 storey extension as per suggestion included to the north corner and the original outrigger at ground floor is removed

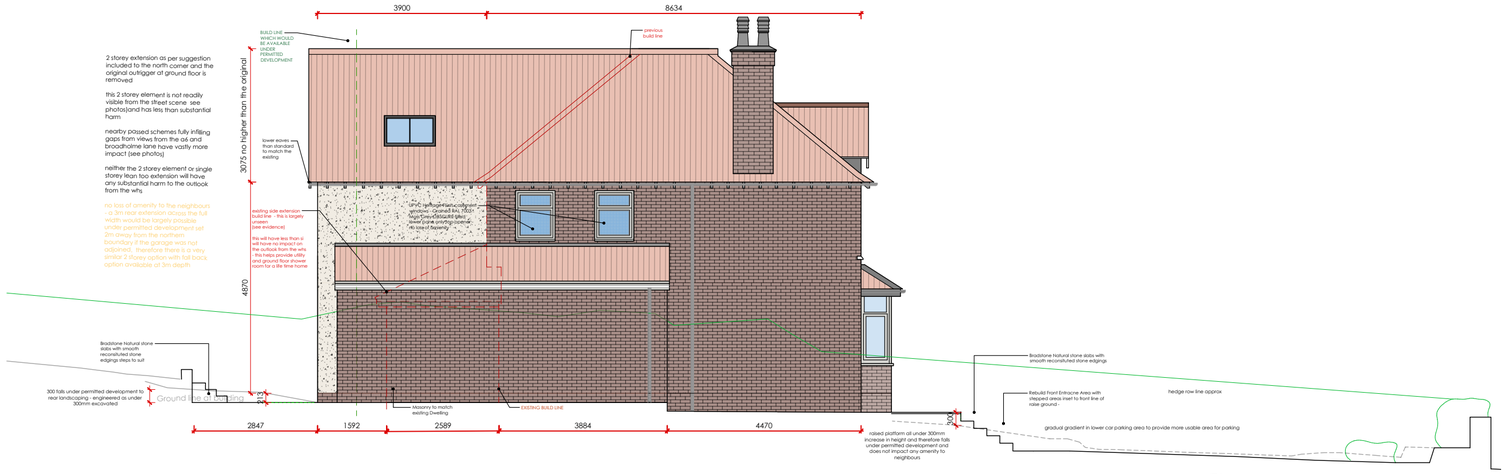
this 2 storey element is not readily visible from the street scene (see photos)and has less than substantial harm

nearby passed schemes fully infilling gaps from views from the a6 and broadholme lane have vastly more impact (see photos)

neither the 2 storey element or single storey lean too extension will have any substantial harm to the outlook from the whs

no loss of amenity to the neighbours - a 3m rear extension across the full width would be largely possible under permitted development set 2m away from the northern boundary if the garage was not adjoined. therefore there is a very similar 2 storey option with fall back option available at 3m depth

Datum: 75.00m.
Elevation 3.



Datum: 75.00m.
Elevation 4.

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04 - REVISED V1 ELEVATIONS

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

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