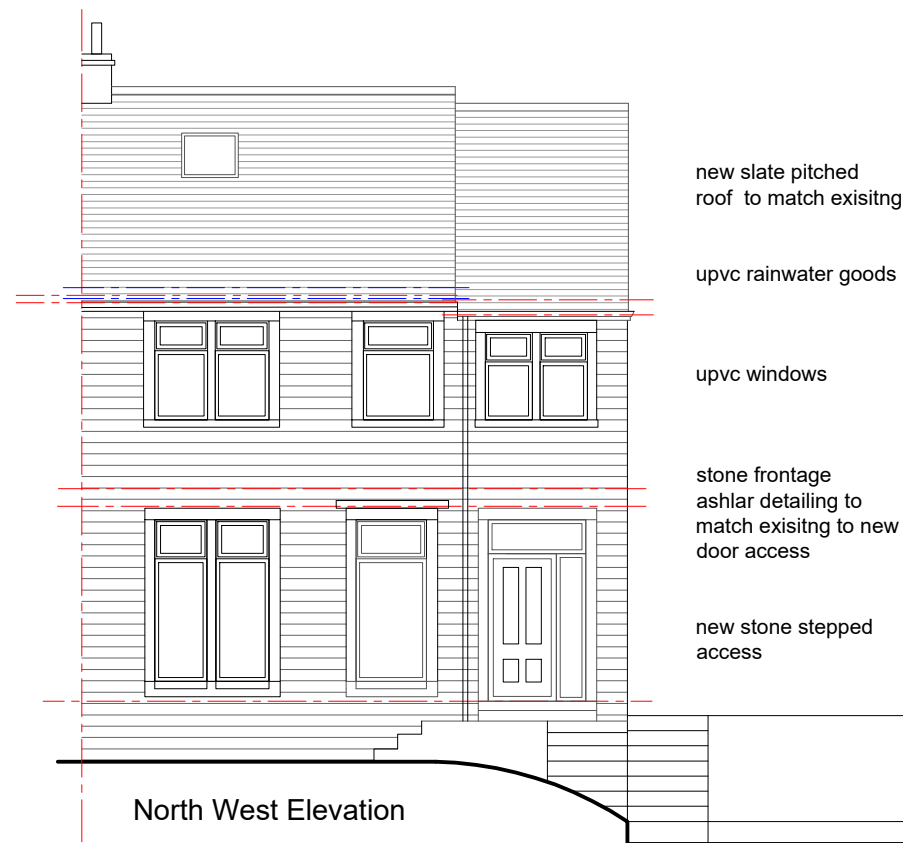
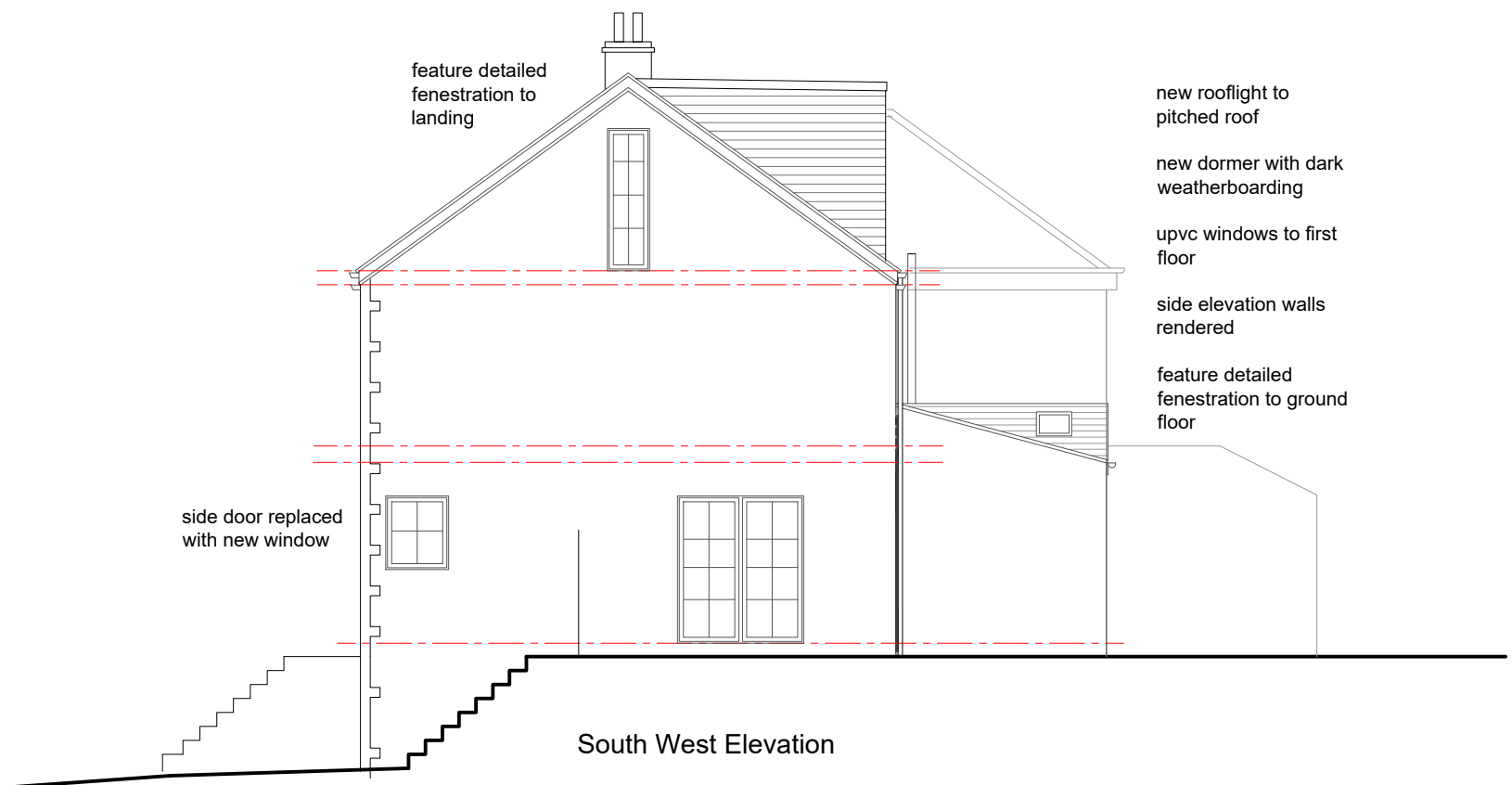




North West Elevation



South West Elevation

PROPOSED EXTENSIONS AND ALTERATIONS

The proposed development involves the alteration of an existing two storey extension with an inappropriate flat roof design. The extension roof will be replaced with a pitched roof design subservient to the main dwelling roof which will be altered from hip to dual pitch (same as adjoining dwelling no150). The roof space will be converted to the main dwelling only with a permitted dormer to the rear elevation. It is also proposed to build a single storey rear extension to the rear of the property with a lean to pitched roof.

The existing single garage will be removed from the driveway leaving enough space for two vehicles off road.

All boundary hedges and fences will be retained except for a gate access and new path and steps to main dwelling access. A new 1800 high fence will be installed to the south west elevation for privacy

New roofing will be constructed from natural blue slate and the existing roof will be changed to match.

Existing front walling will be retained as natural stone, new fenestration to have details to match. The side and rear elevations will have a new render finish (replacing existing pebbledash and brickwork)

New rainwater gutters and down pipes will match existing in size, colour and profile and will be connected into the existing service sewer. Existing Manhole moved 2m to accommodate rear extension.

New windows and doors will be PVCu and feature windows from aluminium, all double glazed with openers as appropriate.

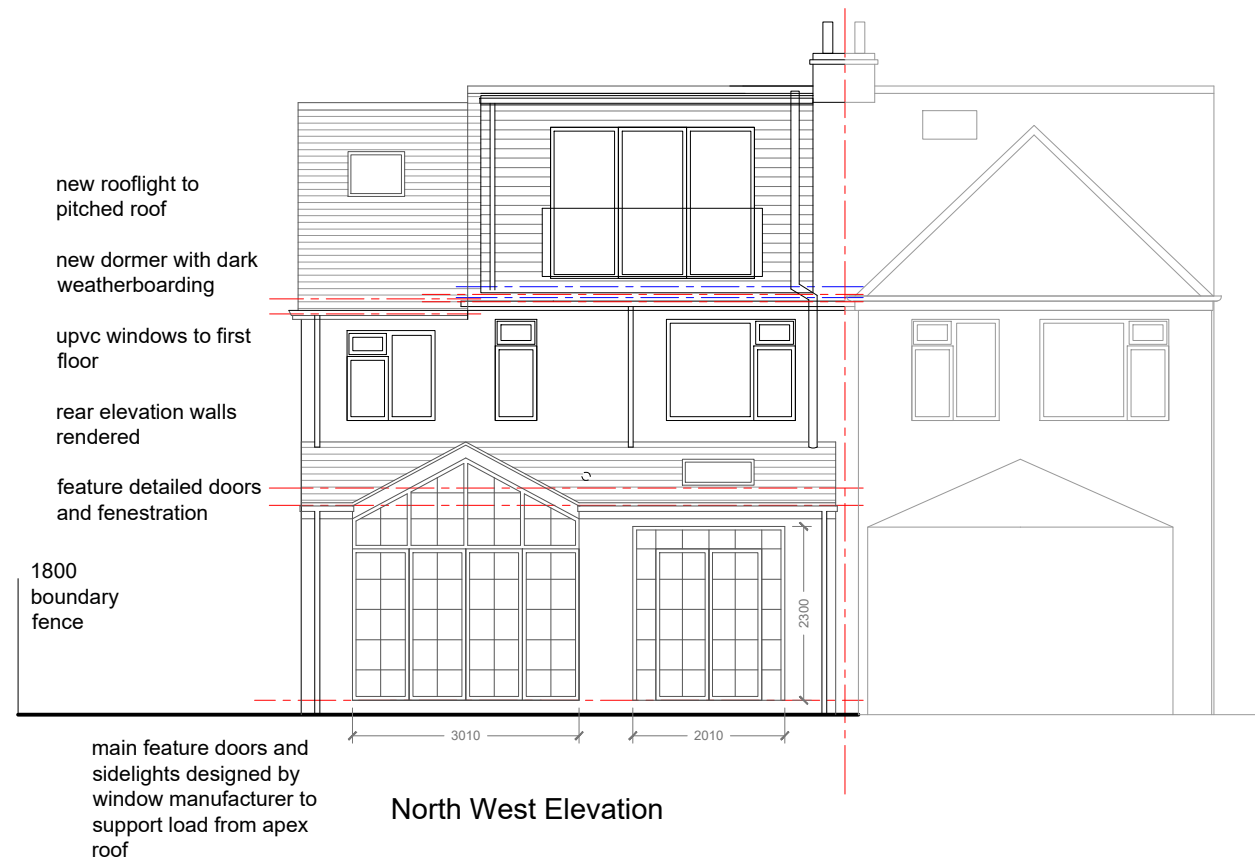
Hard surfacing around the dwelling will be altered to suit the new development with a small paved patio to the rear extension.

The dwelling is technically in the green belt however, the properties permitted development rights have not been removed and the proposed development is in accordance with local planning policies and the NPPF

The proposed alterations and extension will enhance the property and have no detriment on neighbouring properties or the streetscene

The property at 148 Hall Bower Lane is on a double plot adjacent a private access road and adjoins 150 Hall Bower Lane which has had significant extensions to the rear and also a hip to gable roof alteration. Several other dwellings on the road have also had extensions including no 90, which has had a two storey side extension and rear extension on a smaller plot.

Area of Site 390m² (compared to neighbour no150 / 238m²)
Area of new extension 21m²



North West Elevation