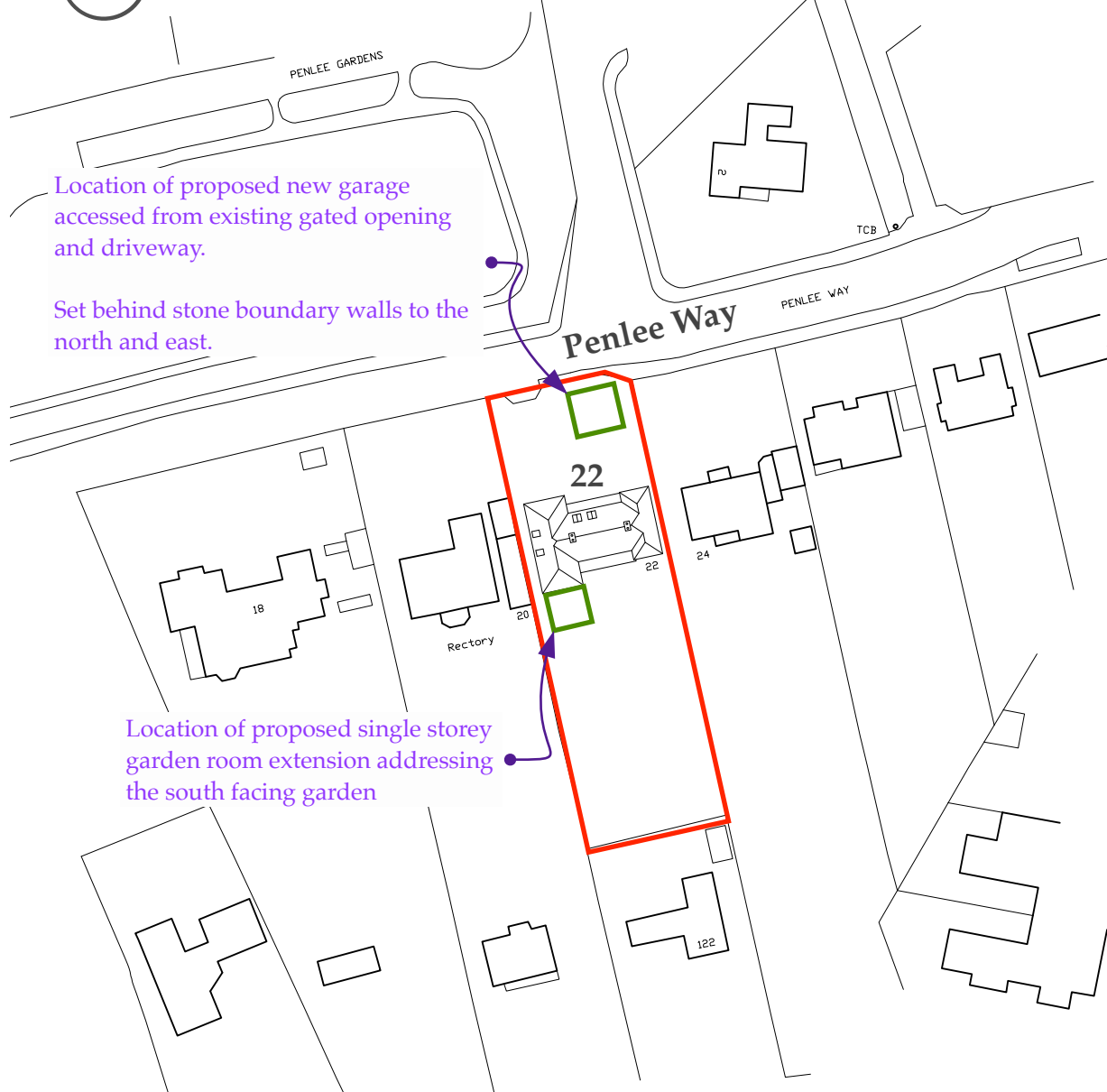




### Site Location Plan 1:1000 @ A3



### Context

The front areas all along Penlee Way are characterised by generous and open driveways and private parking facilities. There are garages and hard landscaped areas along the road.

Generally, the front boundary walls, an important feature of the Stoke Conservation Area are a combination of load bearing stone, shillet and lime mortar though many have been over rendered with hard cement and painted.

In front of no.22 the wall remains in good original condition and is approximately 1.8m high.

### Planning Statement

This formal Pre App Planning submission is made by Atkinson Architects on behalf of the new owners of 22 Penlee Way, Dominic & Suzi Robinson. The purpose of the pre-app is to collaborate with PCC officers and obtain support in principle for two separate items of development:

1 A new garage set within the confines of the dominant stone wall boundaries. The existing front driveway / parking and garden area slope downwards with the natural topography and therefore this means the garage form will be largely hidden behind the existing walls. The existing main vehicular and pedestrian entrance into the site will remain. The proposed garage would involve minor modification to the drive and landscape garden. Construction of the garage would be retaining walls on the north and eastern boundary close to the shillet masonry walls. There would be minimal impact on the Stoke Conservation Area due to the garage being set lower down than the Penlee Way road. The proposed roof would be preferred as natural slate pitched type with ridges and eaves kept to a minimum and this would be the only part visible from the surrounding context.

2. A new single storey garden room located on the SW ing of the existing dwelling, addressing the south facing garden. The new building would have predominantly solid wall to the west with maximum gazing to the south and east facades which look out across the private garden.

We would appreciate a site visit as part of the pre-app and can then engage with the case officer to ensure all principles are agreed enabling a full planning submission to be made during Spring 2021




Site Location Plan 1:1000 @ A3

Project Ref: <b>21.16</b>	<b>Proposed new garage and garden room extension to detached villa within the Stoke Conservation Area.</b>
Drawing No: <b>PA_01</b>	<b>22 Penlee Way, Plymouth, Devon, PL3 4AW</b>

**Site Plans & Planning Statement**  
**Pre-App Planning - Feb 2021**

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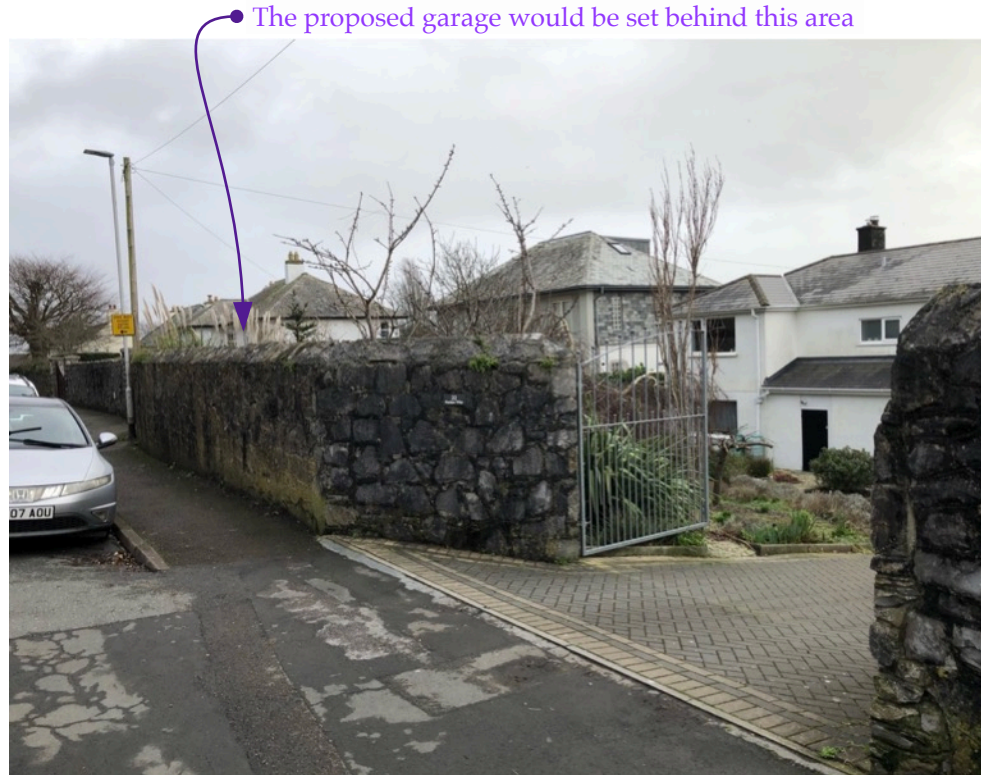


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View of the property 22 Penlee Way showing the natural slope of the ground falling southwards. The house is two storey in the background



View of the property 22 Penlee Way showing the 1.8m high stone boundary wall and main gated entrance.



View of the neighbouring shared boundary wall.



View from within the garden of no.22 looking north east towards the garage area



View from within the garden of no.22 looking east towards the garage area. The existing drive would be extended towards the garage.

Project Ref: <b>21.16</b>	<b>Proposed new garage and garden room extension to detached villa within the Stoke Conservation Area.</b>
Drawing No: <b>PA_02</b>	<b>22 Penlee Way, Plymouth, Devon, PL3 4AW</b>

**Site Photographs - Front Garage Area**  
**Pre-App Planning - Feb 2021**  
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View of the property 22 Penlee Way from the garden showing the location of the proposed garden room. The proposed building would be single storey with a gentle pitched apex roof. Ridge line below the first floor bedroom window cill. Set approx 1m in from the boundary as there is a continuous path around the house giving access to the garden to be maintained.




View from the existing deck showing the high hedge western boundary.



View from the existing deck looking due south down the garden towards Plymouth Sound.

Project Ref: <b>21.16</b>	<b>Proposed new garage and garden room extension to detached villa within the Stoke Conservation Area.</b>
Drawing No: <b>PA_03</b>	<b>22 Penlee Way, Plymouth, Devon, PL3 4AW</b>

**Site Photographs - Rear Garden Room Area**  
**Pre-App Planning - Feb 2021**  
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