

No. 35 Inley Road, Spital, CH63 9YS

Design statement of support.

This application seeks approval for external modifications to no. 35 Inley Road, involving relocating the existing front door to the side elevation and replacing the existing garage door with a window, together with replacing numerous existing window openings and applying an off-white K render finish to the elevations.

The above amendments involve no extension or external building works and will greatly improve the internal living spaces of the accommodation, bringing the house up to date with modern open-plan living. The external amendments to the elevation will enhance the street scene and are not considered to be inappropriate or out of context for the area.

Inley Road consists of a mix of two storey semi-detached houses and detached bungalows, built in the early 90s. The properties located to the east end of the road (at the end of cul-de-sac) were all designed as the same style of bungalow, although over the years the majority have been modified.



Inley Road Street View

Modifications to the surrounding bungalows include protruding garage and porch extensions in a variety of styles, replacing garages with windows, reconfiguring windows, and changes to the facing materials. The bungalows were all originally a mix of red and grey brick and stone cladding. Now render features heavily throughout the cul-de-sac. The road now features a mixture of traditional and contemporary features, and it is considered that the overall palette of materials and variety between properties works well in this setting.

Examples of modifications to the surrounding bungalows in Inley Road

- Projecting porches, render, garage conversions:



The proposals this application seeks permission for will greatly enhance the external appearance of the property and are in keeping with the road. The amendments will give a high-quality contemporary feel, whilst retaining the fundamental characteristics of the original bungalow.

Relocating the main entrance to the side of the property will not impact on the adjacent resident's privacy, as the new entrance faces a blank elevation (the adjacent property has a protruding front porch) and it is proposed that the new front door will feature obscure glazing. The relocation of the front door will however greatly improve the internal floorplan.

It is felt that the changes proposed to no. 35 Inley Road are minimal compared with other changes that have taken place over recent years and, along with the amendments of others, it will bring a positive contribution to Inley Road and sit very much in keeping with the surrounding properties.