

First floor extension (amendment to planning permission ref 18/01417/APP) to include a window on the side elevation

Proposed works

The approved planning permission for the new first-floor extension does not provide for a window in the west facing end of the building. This planning application is a request to amend that, with the addition of window.

Reasons the additional window has been requested.

1. The increase in light offered by an additional window.

The approved specification for the windows in the approved planning permission ref 18/01417/APP for the first-floor bedroom natural lighting has 1 No window (north facing) and 2 No Velux Conservation Rooflights CO4 (550 x 980) on the south facing roof. However, the actual as-built sloping ceiling dimensions cannot accommodate these.

2. Improved fire escape.

The planning permission ref 18/01417/APP window specification is “double opening casements with flying mullion to provide an unobstructed openable area of 0.33sq m, achieving a clear width and height of at least 450mm”. This allows for the window to serve as a fire escape but in reality the window dimensions result in a low floor to sill height which requires the window to have a restricted opening and therefore conflicts with it’s function as a fire escape. The requested end elevation window sill height is not restricted by the roofline.

3. The aesthetic of the west end (side elevation) of the new extension.

With the new extension first floor walls now constructed it becomes apparent that the west end elevation first floor presents a large blank face, which is exacerbated by the fact that the ground floor level, and consequently the ground floor door and window, are sunk 400mm below the pavement and driveway ground level; the addition of a first floor window to this end elevation would break up the blank wall. improving the first floor/ground floor balance and providing a more “picturesque” look to the house.

Supporting comments (regarding the outlook) for the proposed window.

1. Prior to the recent extension, Broadway Cottage already had 3 windows on the first floor of the west facing side elevation, so the aspect of the proposed window is not unique to the house and the total number of windows on the side elevation remains unchanged.
2. The neighbouring property is "The Firs": The Firs house itself is located approximately 25m from the boundary with Broadway Cottage and additionally it is setback a long way from the road (whereas Broadway Cottage is right on the pavement) so the outlook from the proposed window is not directly towards the Firs house. There are a variety of trees both on both sides of our west boundary (wall) and further established trees and bushes in the neighbouring garden beyond which almost completely obscure direct view between the two houses.
3. Looking around the village, many houses have first floor windows on their side elevation, or are built side-on to the road or have a double aspect, so side view window is not unique and adds to the historic village look. I have attached some photos of various properties with these features.

Associated documents

Drawings:

DRG No	TITLE	SIZE	Scale (original size)
BCF-100A-1	PLAN & ELEVATIONS As planning permission refc 18-01417-APP	A3	1:50 (A2)
BCF-100B-1	PLAN & ELEVATIONS As planning permission refc 18-01417-APP GROUND FLOOR & FRONT ELEVATION ONLY	A3	1:50
BCF-100C-1	PLAN & ELEVATIONS As planning permission refc 18-01417-APP FIRST FLOOR PLAN & SIDE & REAR ELEVATION ONLY	A3	1:50
BCF-103-2	PLAN & ELEVATIONS WITH PROPOSED WINDOW- FIRST FLOOR & SIDE & REAR ELEVATION	A3	1:50

Photos:

Note. As the current first floor extension is still under construction, the photos do not provide a clear view of the property in the region of the proposed window location. As the building work develops

Photo_BCF_001. View of property showing proposed window placement

Photo_BCF_002. View of property from Main Street (approaching from west)

Photo_BCF_003. View from proposed window-westward (in direction of window)

Photo_BCF_004. View from proposed window-directed towards neighbouring house

Photo_BCF_005. Photos of some houses in Tingewick with side aspect windows.

Technical details

1. The window style proposed will match all the other windows in the house in both style and finish (PVC light oak effect frame).
2. The window nominal size is 800 wide, double panel.
3. The window size and opening will meet the fire escape requirement.

Note. The current construction phase of the first-floor extension is still in progress at date of application for this amended planning. That said, the external construction is approaching completion so is adequate for any observations or inspection required.