

75 The Street, Newnham extension and dormer application

Side Extension

Due to poor original layout, we need to create more storage and living space in the form of a wider kitchen/Diner area and the creation of a porch and utility room. The current kitchen area is cold and poorly insulated.

Using up to date building practices we will make the house more energy efficient and reduce our carbon footprint. We will install a warm roof. We have already removed the conservatory to make way for a larger patio area. We will have a 80cm access alleyway alongside the new extension.

Dormer

We currently have a 3 bedroom house and our daughter is in a small room therefore we require another bedroom in the loft space. We will install an ensuite as we currently only have one bathroom. Due to the shallow pitch of the roof we require more headroom for the loft to be a useable room. Once the required amount of insulation is added to the roof space the room would become much smaller.

The design of the dormer will give us the required headspace with least impact on neighbours. This dormer would not be visible from the street and doesn't block anyone else's light, number 77 protrudes past the back of our house and 71a and 71b do not have windows facing our way. The New window in the roof space will not give us anymore sight of neighbours properties than we already have from our current bedroom window. The design includes privacy cheeks made from cladding which extend past the window which will block our side view of any neighbours properties.

The dormer would only be visible from neighbours 69, 73, 77, 79 and 71 a/b's gardens. There are no properties to the back of us only a field, our garden also extends uphill so we are in effect in a dip.

We are a family of 4, two children (boy and girl). We have lived in Newnham for 16 years and we love it here and really wouldn't want to move house.