

**Householder Planning Application for proposed extensions and alterations**

**The Barn, Wilde Street, Beck Row**



**SITE ANALYSIS**

The dwelling is a previously converted one and a half storey barn on Wilde Street, Beck Row. The site falls outside of the settlement boundary of Beck Row but is within an existing cluster of dwellings. The surrounding existing dwellings are of a similar size with a variety of styles and ages. The dwelling sits on a large site, with a gravel drive way accessing the grounds and an existing two bay cart lodge. The primary elevation (east) faces Wilde Street with the main access to the property and is set back from the road approximately 27m. The dwelling and site are not listed and do not fall within any conservation area. To the south of the site is a proposed dwelling which was approved under application DC/19/1624/RM for a one and a half storey four bed family home.

The approximate site area is 1960m<sup>2</sup>, predominantly flat and is location within Flood Zone 1 as identified by the Environment Agency.

**DESIGN**

The proposal is to extend to the side and rear of the existing dwelling with a one and a half storey rear projection extension and a single storey lean too extensions running along the length of the side elevation. The proposed extensions will be finished with a combination of buff white bricks and horizontal black timber cladding, both to match and complement the existing barn. the proposed roof will be finished using the same details and materials of the existing barn also. The proposal will include rear (west) and side (south) elements of glazing at ground and first floor and side (north) facing roof lights. The proposed extension will not extend beyond the front elevation of the existing building and will not exceed the height of the existing roof. The proposed extensions will be adding a new kitchen, dining and utility area to the existing ground floor of the dwelling while altering the existing layout to suite, and at first floor the proposed extension and alterations will combine two existing single bedrooms to create one larger one, and add a larger master suite with dressing and ensuite.

## SCALE AND APPEARANCE

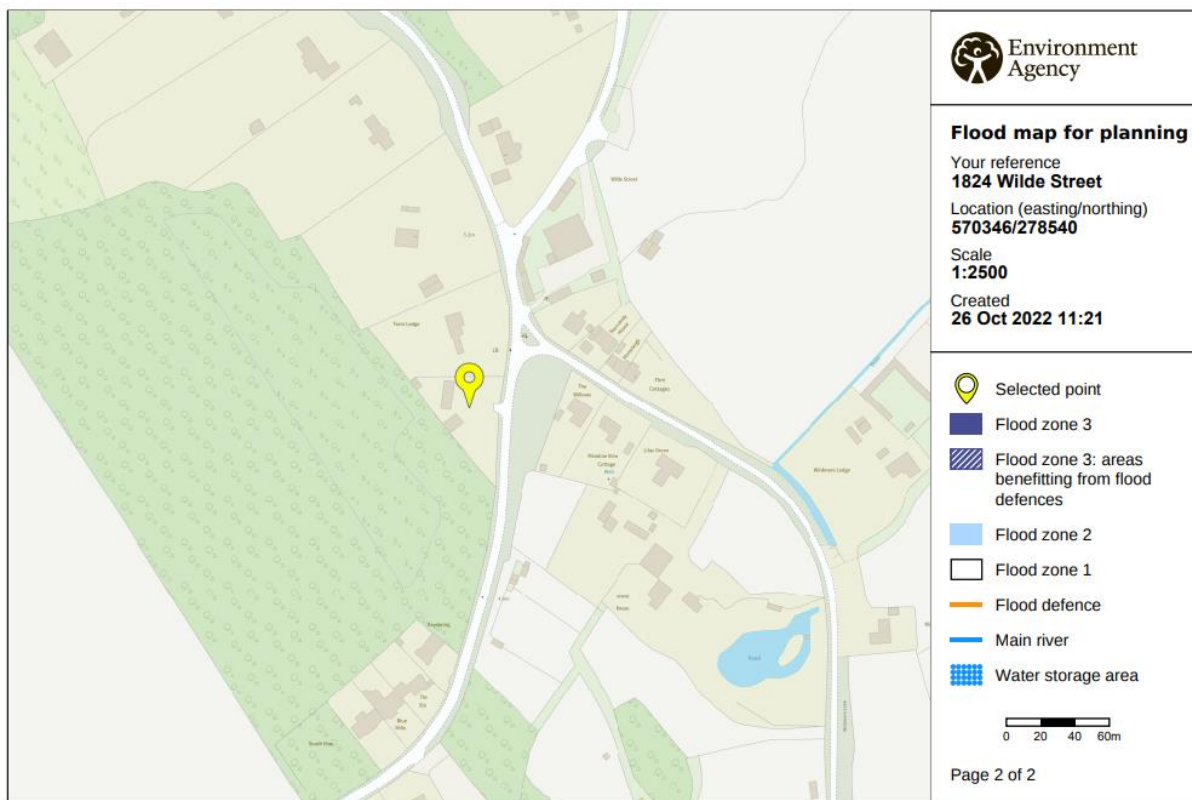
The scale and appearance of the proposed extensions will complement the existing barn, with efforts made to not take away any character from the existing building, while leaving the existing primary elevation as existing.

## MATERIALS

The proposed extensions will be finished with a Burwell White lightly weathered brick and black coloured timber cladding, while the roof will be finished and detailed to match the existing roof finish. Proposed windows will be cream coloured composite to match the existing dwellings windows.

## ACCESSIBILITY

Access to the property remains unchanged and parking arrangements are unaffected by the proposal.



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