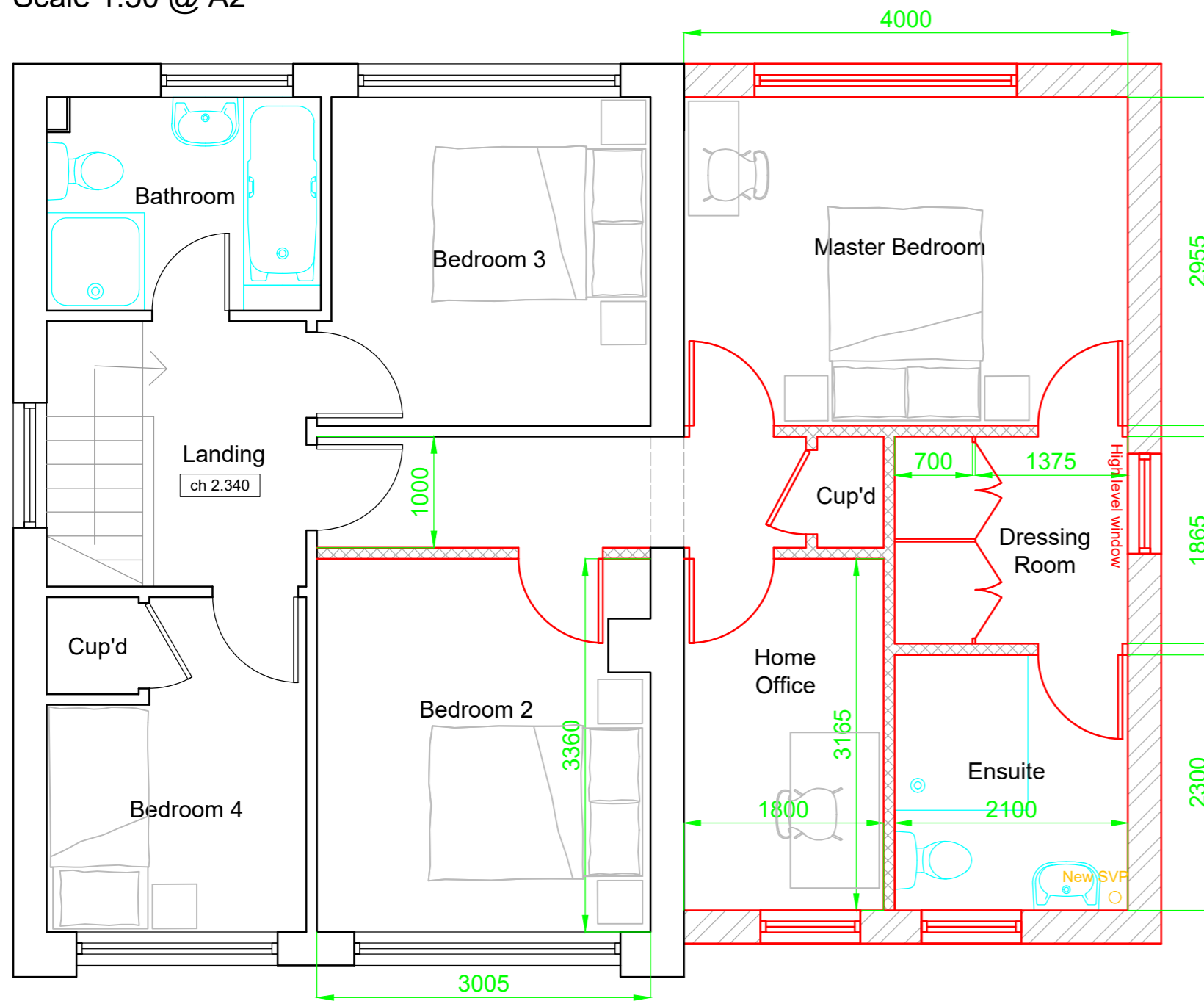
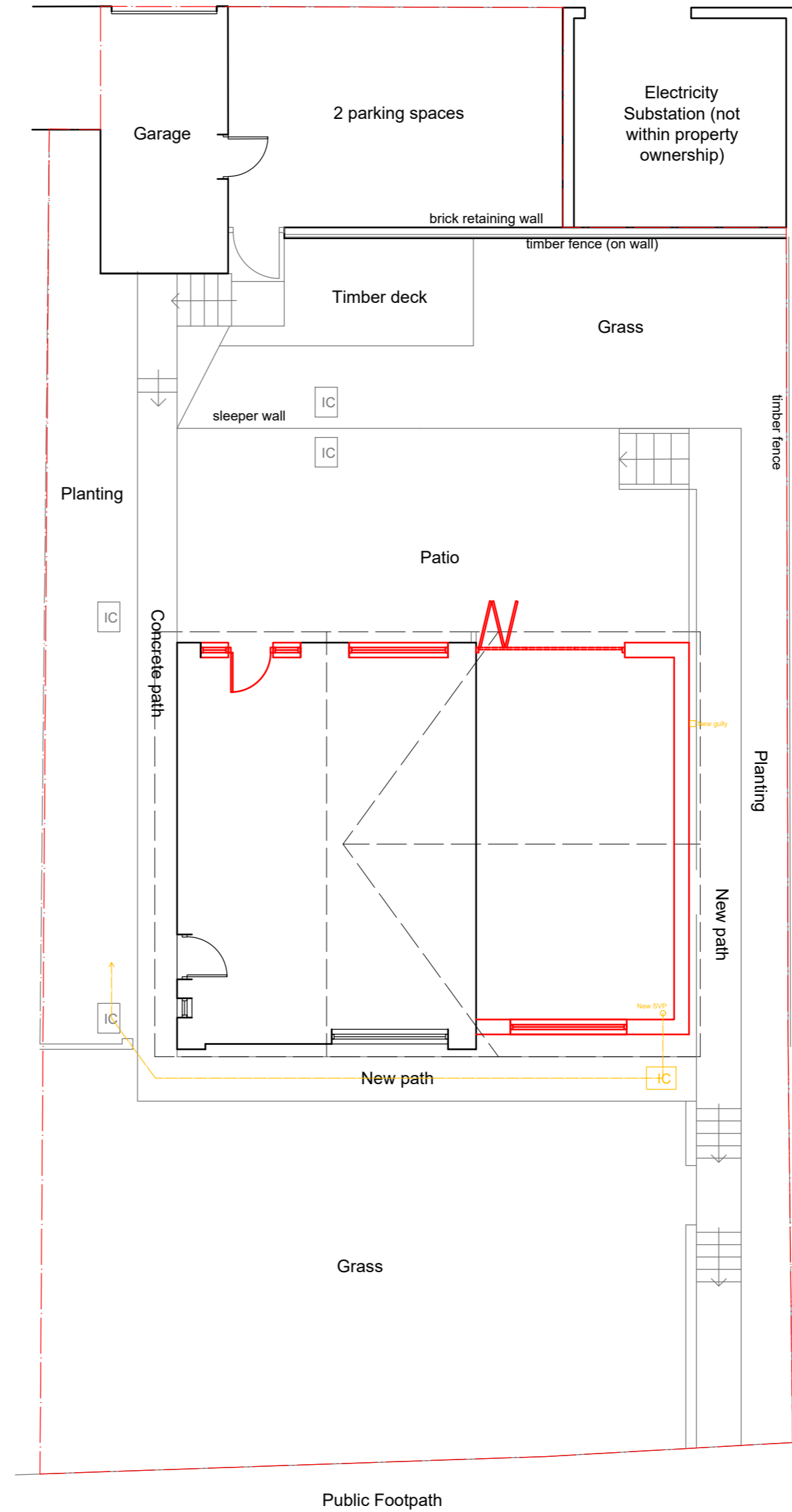


**Proposed Ground Floor Plan**  
Scale 1:50 @ A2



**Proposed First Floor Plan**  
Scale 1:50 @ A2



**Proposed Block Plan**  
Scale 1:100 @ A2

**Planning Application Notes:**

**DESIGN:**

- The proposed extension measures 4.3m x 7.92m externally.
- The external appearance of the extension has been designed to match the appearance of the main house.
- The ridgeline of the roof has been set 150mm lower than that of the main roof, and the front external wall has been stepped back 150mm to create a subservient appearance of the extension to the main property.
- New window openings have been designed to match the proportions of the existing property so that the overall fenestration is continuous and matching.
- We note that the design of this extension would not be a departure from other similar local properties with larger two-storey side extensions such as No's 117 (2 doors down) and 86 Goldcrest Road (opposite).

**EXTERNAL AMENITY SPACE:**

- The proposed extension would be built within a 6.3m wide area of side garden, The property also has front and rear gardens.
- The remaining front and rear gardens are deemed to provide more than sufficient external amenity space for the occupants.

**NEIGHBOURING AMENITY:**

- The extension has been set back from the boundary line to the north by circa 2.0m so that the new gable end is not overbearing on the neighbouring gardens or properties.
- There is one new small window opening on the north gable, which serves the new master bedroom dressing room. To avoid overlooking and privacy issues, this has been designed to have a cill height of 1.7m above internal floor level, and shall be a fixed pane window.

**ACCESS & PARKING:**

- The property currently has off-road parking for 2 cars as well as a single garage.
- In line with planning permissions granted for other similar properties on Goldcrest Road, 3 spaces is deemed to be sufficient given only 1 extra bedroom is being provided.
- The existing stepped access path to the front is proposed to be replaced with a new stepped access path from the public footpath to side. Access to the rear would be unchanged.



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**Project:** 115 Goldcrest Road, Chipping Sodbury, Bristol

**Client:** Mr L Pitt

**Title:** Proposed Floor & Block Plans

**Ref:** 23-1005\_P005 REV A

**Date:** 25/01/2023 **Scale:** As Shown

**PLANNING**