

PLANNING APPLICATION

CLIENT:

Mrs Winthrop

PROJECT TITLE:

Proposed Alterations and Extension
4 Hillside Crescent,
Prestwick
KA9 2JN

DOCUMENT:

Supporting Design Statement

DATE:

October 2023

Existing House

The existing house at 4 Hillside Crescent, Prestwick is a bungalow typical of the area with white rendered walls and a concrete tiled hipped roof.

The house has been extended previously with a single storey rear and side extension under application reference 13/01342/APP. The house also features a dormer to the rear.

The brief is to create a new rear sitting room by filling in the area adjacent to the existing rear extension. A new side window is proposed to maintain daylight and natural ventilation to the existing bedroom.



Top image: Photo of existing rear extension and dormer.

Bottom image: Photo of side elevation of existing house and extension.

Proposed Design

The proposed work to the house consists of alterations and an in keeping single storey extension which has been designed in plan and elevation to tie in with the existing rear extension.

The extension walls are finished externally in white render to match the existing house while the roof is finished in dark single ply covering to match the existing extension.

The eaves line and roof pitch ties through with the existing extension, with the existing roof upstand removed to make the new and existing extensions look like one addition to the house.

The proposed windows, fascia, guttering and downpipes are finished in white uPVC to match existing.

In order to maintain daylight and natural ventilation provision to the existing bedroom, a new side window and velux rooflight are added to the existing house. The size of the side window has been kept at 1m² in area as the distance to the boundary is just under 1m. The proposed velux rooflight provides the additional daylight and natural ventilation needed for the bedroom.



Top image: View from North
Bottom image: View from East

Proposed Design

Internally the extension is accessed by a new door opening in place of the current hall window while the existing bedroom window being built over is filled in. The existing bathroom extract fan is relocated to the rear elevation.

A new window to the rear elevation is sized to match the width of the existing bedroom window and the heights of the existing extension windows. The large window provides ample daylight and natural ventilation to the room while allowing for views out to the rear garden.



Top image: Interior view of extension.
Bottom image: View of new windows to existing bedroom..

Front Wall and Drive

In addition to the rear extension the brief also includes alterations to the front wall and drive.

In order to provide additional off street parking, the client wants to increase the opening in the existing front wall by 2.2m which will allow two cars to access the landscaped drive independently without having to move the other vehicle. To make access easier it is proposed to increase the existing area of dropped kerb and footway crossing by 1.5m, keeping the total width of dropped kerb and footway crossing to less than 5.5m.

In summary, we believe the proposed alterations and extension are sympathetic in scale, character and proportions to the existing house in accordance with the Supplementary Guidance on House Alterations and Extensions. The proposals do not have any detrimental impact on the neighbouring dwellings or street scape and provide no overshadowing or privacy concerns.



**Top image: Existing front wall and dropped kerb.
Bottom image: New wider opening to create easier access for additional parking.**