

Proposed single storey front, rear and side extensions and new windows to side elevation and alterations to existing windows.

at 5 The Vista, Langdon Shaw, Sidcup, Kent, DA14 6TP

Existing dwelling and challenges :

The existing dwelling comprising of a two storey detached dwelling (built circa 1950's) with attached front porch & single storey side detached garage built on the boundary line with No.4. The dwelling sits on a plot with an area of 264m², with a front drive and hardstanding and rear lawned/shrubbed garden with a conservatory and some paved areas. The dwelling itself and front and rear gardens are somewhat dilapidated and in need of improvement and modernisation.

It sits in a row of 4 detached terraces in Langdon Shaw and backs on to the school playing fields, all are of similar size and construction with facing brick walls and 30 degree pitched roofs with garages and front porches.

No. 6 has had the recent benefit of extensions and loft conversion and No.4 has recently attained a Certificate of Lawfulness for a rear extension (ref 22/020978/LDCP).

The client has the desire to provide extensions and alterations to provide a more spacious ground floor living space suitable for today's family living and to update the external appearance.

The main challenge here is with providing a suitable sized extension, whilst considering the overall plot size, parking spaces which is sympathetic and subordinate to the host dwelling whilst in keeping with the adjoining and surrounding properties.

The proposed details have been carefully designed taking into consideration the surrounding area and dwelling types, site line & orientation.

Scale, Mass and Appearance.

The size of the extension has been calculated so to be less than 50% of the plot area at 264m². The total size of the host dwelling with proposed extensions is 130.13m² (so less than 50%).

The front projection is proposed at 1.25m from the original dwelling, which is 50mm less than the existing porch line and the adjacent porch line of No.4. This still maintains ample parking space in front of the garage for 1 standard size vehicle.

The rear elevation is set at 4m from the host dwelling and has no effect on the property at No.6 as this already has a single storey extension which protrudes way beyond this line. It will also have no effect to No. 4 as a single storey rear extension is proposed.

The side elevation is to be set as per the existing garage line which is tight to the boundary and therefore a parapet and box gutter will need to be formed with the pitched roof construction so no eaves boundary encroachment.

All new walls will be with face brick (to match existing) and the side parapet to be capped with a once weathered coping stone.

The rear and side roof are pitched at 12.5 degrees, to avoid existing cill heights and the front extension pitched at 30 degrees to give depth to the front roof height as would otherwise appear to shallow over only 1.25 width. This has been continued up to a ridge with a small gable to the side, this also conceals the box gutter detail, which sometimes is unsightly at the hip junction, especially given the difference in side and rear pitches at 12.5 and 30 degrees respectively.

All roofs will be covered with Marley Mendip tiles with colour to match main roof.

The landing window to the side elevation will be raised so above the new roof line and 2 new high level windows will be installed to the side elevation (facing No.6) but no overlooking issues here as cills will be in excess of 1.75m from FFL and the existing flank wall to No.6 is solid masonry throughout it's length, with no windows.

The window configuration to the front elevation will be altered to be more uniform, with the cills raised to the same level as each other and the stone clad dado (from below the left hand window) will be replaced with face brick (to match existing).

The proposed replacement and new windows and external doors throughout to be of the same materials, style and colour.

The appearance of the dwelling has been designed to be in keeping with the host dwelling and although the proposals are extensive, they remain subordinate to the main dwelling and are in keeping with the original design features and other properties along this part of Langdon Shaw.

Landscaping & Access ;

The rear garden will be updated with foliage and concrete paviours removed and re-landscaped with small patio, lawn and borders with new fencing to the perimeter..

Hardstanding to the front aspect to be updated and garage proposed so still ample space for 2 cars (3 bedroom property).

The overall size of the extensions are less than 50% of the plot size and therefore suitable ancillary space.

SUMMARY

Very careful consideration has been taken in this design and I would ask you to consider Planning Approval in this instance, given the challenges posed by this task in order to provide a suitable single storey extension and general property modernisation for the client's needs and having taken into account the aspects of the plot size, host dwelling, adjoining properties, site & visual lines.

The proposed design is an improvement to the existing dwelling and is in keeping with and aesthetically beneficial to the surrounding area and has little overbearing impact on the street scene nor the adjoining properties.

There are no overlooking issues to adjacent properties.