

CONTEXT

The property is a detached dwelling, located on Ledgard Drive which is just off Durkar Low Lane. The neighbouring properties are predominately semi-detached dwellings of an symmetrical appearance with detached properties occupying corner plots. The property is presently occupied and in very good condition. It has benefited from the addition of a two storey and part single storey extensions to side and front on planning application 05/99/68386/A

To the south of the site is a pair of symmetrical semi-detached dwellings (27-29 Ledgard Drive). To the east of the site is a pair of symmetrical semi-detached dwellings (2-4 Eastwood Close). These semis are of the same design but are 90 degree to each other on different streets. The individual nature and setting of No.25 Ledgard Drive pleasantly breaks the vista.

The walls to the application property are of red facing brickwork construction. All of the windows to the property are white uPVC. The front elevation features bay windows at ground and first floor levels. The main roof is finished with grey concrete 'double Roman' concrete tiles.

There is a double storey side extension to the southwest elevation and a single storey porch extension to the northwest elevation. The extensions are constructed of red brick with uPVC windows and a concrete tiled roof to match the host dwelling.

The property sits on a well-proportioned corner plot at a 45 degree angle to its neighbours on Ledgard Drive and Eastwood Close. The front boundary is delineated by a low level red brick wall with decorative concrete blocks and concrete cappings and brick piers. Behind the wall is a dense, mature, nominally 2m high privet type hedge, with further established shrubbery between the boundary and the house. The significant established planting screens a significant proportion of the dwelling from the roadway.

Between the property and the boundary to the south is an existing tarmac driveway leading to a detached garage. On the other side boundary (east), there is the driveway serving the neighbouring semi-detached property, creating a significant distance between the house and its neighbour. There is a mature planting strip along this eastern boundary which includes trees and shrubs.

APPLICATION PROPOSAL

This application relates to the construction of a two storey side extension to the Northeast elevation in a shaded garden area.

The proposed floor area at ground floor is to be utilised as a Kitchen/dining area with the original Kitchen becoming a Utility room. At first floor the proposed floor area will incorporate a master bedroom with ensuite. The main body of the property will be left as is, apart from enabling works and Kitchen as discussed.

With regard to the appearance of the proposed alterations, consideration has been given to ensure the proposals contribute positively to the existing building and the environs. The materials, fenestration and details are compatible with those evident in the existing dwelling. The extension has been set back from the natural principal building line of 6 Eastwood Close, another detached corner plot, angled from its semi-detached neighbours along Eastwood Close. The angle of the application property also means that the proposed extension will not

impact visually on the street scene, as it increasingly 'falling away' out of view, when viewed direct on along Eastwood Close and will be virtually unseen from Ledgard Drive.

The original building form remains evident and predominant, with the proposed extension set back and a lower ridge line, in relation to the existing dwelling, in terms of height, size and scale, ensuring that the proposal remains subservient in appearance.

CONCLUSION

Overall, we believe the proposal, all constructed to the high design standard and build quality proposed, will positively contribute to the character, appearance and amenity of the host dwelling, neighbouring properties. At the same time, the proposals will safeguard the building for the future, by creating a residential property that responds to its location, environment, and the present and future occupier's accommodation and amenity requirements.