

**Existing Dwelling & History**

No.112 Road is a 3 bedroom semi-detached dwelling with a large garden at the junction with Marshall Road. The existing garage (dilapidated) is accessed off Marshall Road.

There appear to be no previous planning applications for the site.

**Proposal and design**

The proposal is for a two bedroom property that is to be located at the end of the garden. The new dwelling is to be accessed from Marshall Road and complements the properties on Marshall Road.

The new dwelling is to have its own external amenity space to both the front and private space to the rear. The amenity space includes the potential for off street parking (if required as planning condition), that takes advantage of the existing dropped kerb.

The existing dwelling retains adequate external amenity space to the front and large rear garden.

**The scale and size**

The proposed footprint of the new plot is 127m<sup>2</sup>.

The new two bedroom dwelling has a gross base footprint of 46m<sup>2</sup>.

The total internal area is proposed as 76m<sup>2</sup>, and exceeds the national minimum space standards.

The depth, shape and height of the proposed new dwelling is to complement and match the dwellings on Marshall Road, including front facing gables and hipped roofs.

The external amenity space to both the front and the rear, should be adequate and proportional for a two bedroom property.

**Materials**

The finishing materials include:

- Red brick and render to walls to match the properties on York Avenue
- Red/ grey clay roof tiles to the sloping roof
- Single ply/ bitumen flat roof finish
- Dark/ grey aluminium frame double glazed sliding doors and windows

**Access/ Accessibility**

The entrance is to be a level threshold that rises 150mm from the external ground level. An entry level WC is to be on the ground floor and contribute to the accessibility of the new dwelling.

The layout allows for future adaptations for a more accessible dwelling.

**Landscaping Details/ refuse collection/ bike stands**

The soft landscaping area is to be garden space that allows for grass/ natural turf to be planted.

The hard landscaping area is to be sustainably drained with permeable paving to both the pedestrian path area and potential off-street parking area.

The bike storage area and refuse storage are conveniently located and complement the street scape.

**Noise impact assessment**

N/A

**Daylight assessment**

N/A



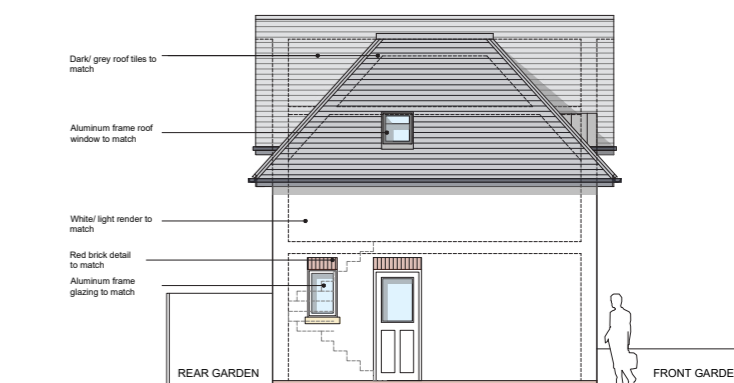
Existing front view of garage from Marshall Road



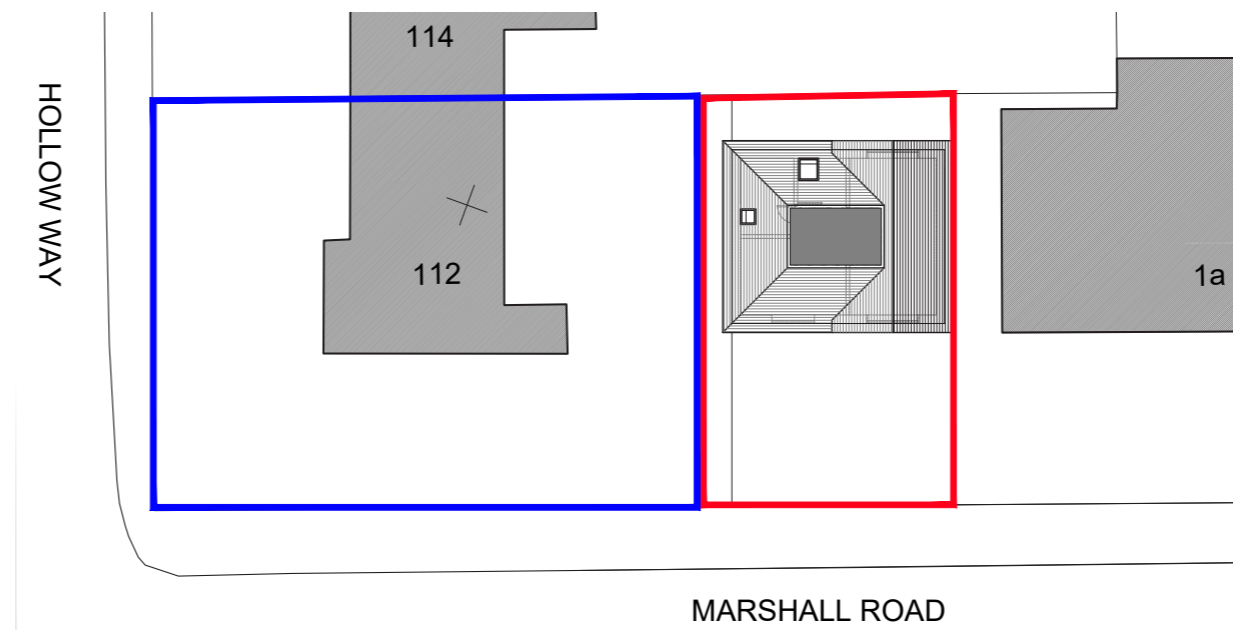
Existing side view of garage & No1A Marshall Road, from 112 Hollow Way garden



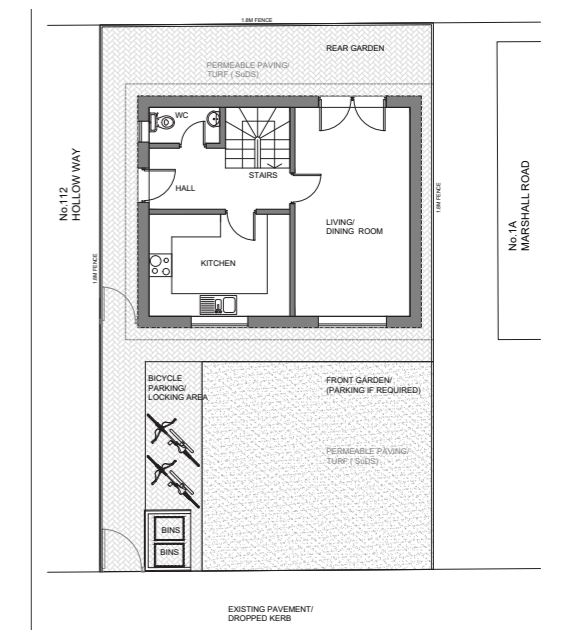
Proposed front elevation - Marshall Street



Proposed side elevation (East)



Proposed Block Plan (Not to scale)



Proposed plan with landscaping, bins & bicycle storage