



VIEW 01 - No. 6 Elms Avenue - Timber and Brick

No. 8 Elms Avenue was granted Planning Permission, Ref S/3316/19/FL, to add a First Floor to an existing bungalow. The extension was clad extensively in Western Red Cedar fixed vertically and although located in a prominent location on Elms Avenue, the officer's report stated that the proposal "is not considered to result in significant harm to the character and appearance of the area" and as such was considered to be in accordance with Policy H/Q1 of the Local Plan. No mention was made of the use of Cedar Cladding in such a prominent location.

The Officer's Report also stated that the scale of the addition was considered "an appropriate development in terms of the general scale and character" of the area and that it "would not appear dominant in the street scene"



VIEW 02 - 16 Elms Avenue - Fibre cement cladding and Render



VIEW 03 - No. 2 and 4 Elms Avenue - Timber and Brick

CHARACTER OF SURROUNDING AREA

The images shown indicate the wide range of built form and materials present in the immediate area.

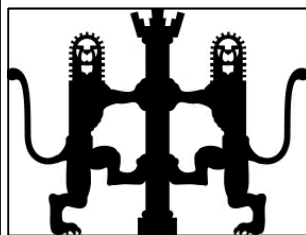
There are a number of dwellings which are brick, render, horizontal fibre cement cladding. (No. 16), and Vertical Western Red Cedar, (No.8), which create character based on a mix of materials.

The recent addition to No. 8 is clad extensively with Western Red Cedar fixed vertically and adds significantly to the character of the street scene. It is noted that despite it's visual prominence in the street scene, it was considered an appropriate scale of development by the Planning Case Officer.

The extension to No. 14 Elms Avenue draws on this palette of materials with the predominant material being Western Red Cedar cladding to differentiate between new and existing. This follows the precedent set by the extension of No. 8 Elms Avenue. It should be noted that No. 14 is located at the far end of Elms Avenue and is significantly less prominent in the street scene than No. 8



VIEW 04 - No. 1A Elms Avenue - Timber Cladding



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PROJECT TITLE
EXTENSION AND
ALTERATIONS TO
14 ELMS AVENUE
GREAT SHELFORD

DRAWING TITLE
PHOTOGRAPHS -
EXISTING PROPERTIES
ON ELMS AVENUE
SCALE AND CHARACTER

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