



View from road.



View from rear garden

SITE APPRAISAL:

13 Hillside Road is a semi-detached four-bedroom C3 dwelling arranged of two storeys. The walls are constructed using buff brickwork with uPVC doors and windows under a plain concrete tile roof. To the front of the property is on-plot parking for over 3 cars. The rear garden is laid to lawn and is enclosed with a 1.8m close boarded fence. In 2008 planning approval was granted for a side extension (08/1498/P/FP) – the building work has been completed.

The house is not listed and is not within a Conservation Area.

PROPOSAL:

This application seeks approval for a garage to be added to the side of the property. The garage will be suitable for both car and general storage purposes. In addition of the construction of the garage the dropped kerb will be extended (note – this was approved in 2008).

DESIGN:

The garage is set back from the front elevation to ensure it remains subservient and does not impact on the existing external car parking arrangement. To ensure the building is sympathetic to the street scene buff brickwork that matches the house will be used. To reduce the overall height of the extension a mono-pitch roof will be used (a flat roof would not be appropriate). Due to the pitch being below 35 degrees an interlocking concrete roof tile will be used.

To allow easy access to the garage a new internal door will be formed between the garage and the adjacent dining area.

ENVIRONMENT:

No known natural habitats will be disturbed by the proposal.



The site has not been identified as being at risk to flooding.

ACCESS:

As part of the works the dropped kerb will be extended (as previously approved in 2008). To comply with building regulations, the floor level of the garage will be set no less than 150mm below the floor level of the adjacent habitable space and will be separated with a fire door.

SUMMARY:

No additional habitable space is being created by the proposal.

The garage will replace a collection of sheds.

The scale and design of the proposal is sympathetic to the existing house.

Neighbouring properties will not be affected by the proposal.

The principle of extending the dropped kerb was approved in 2018.