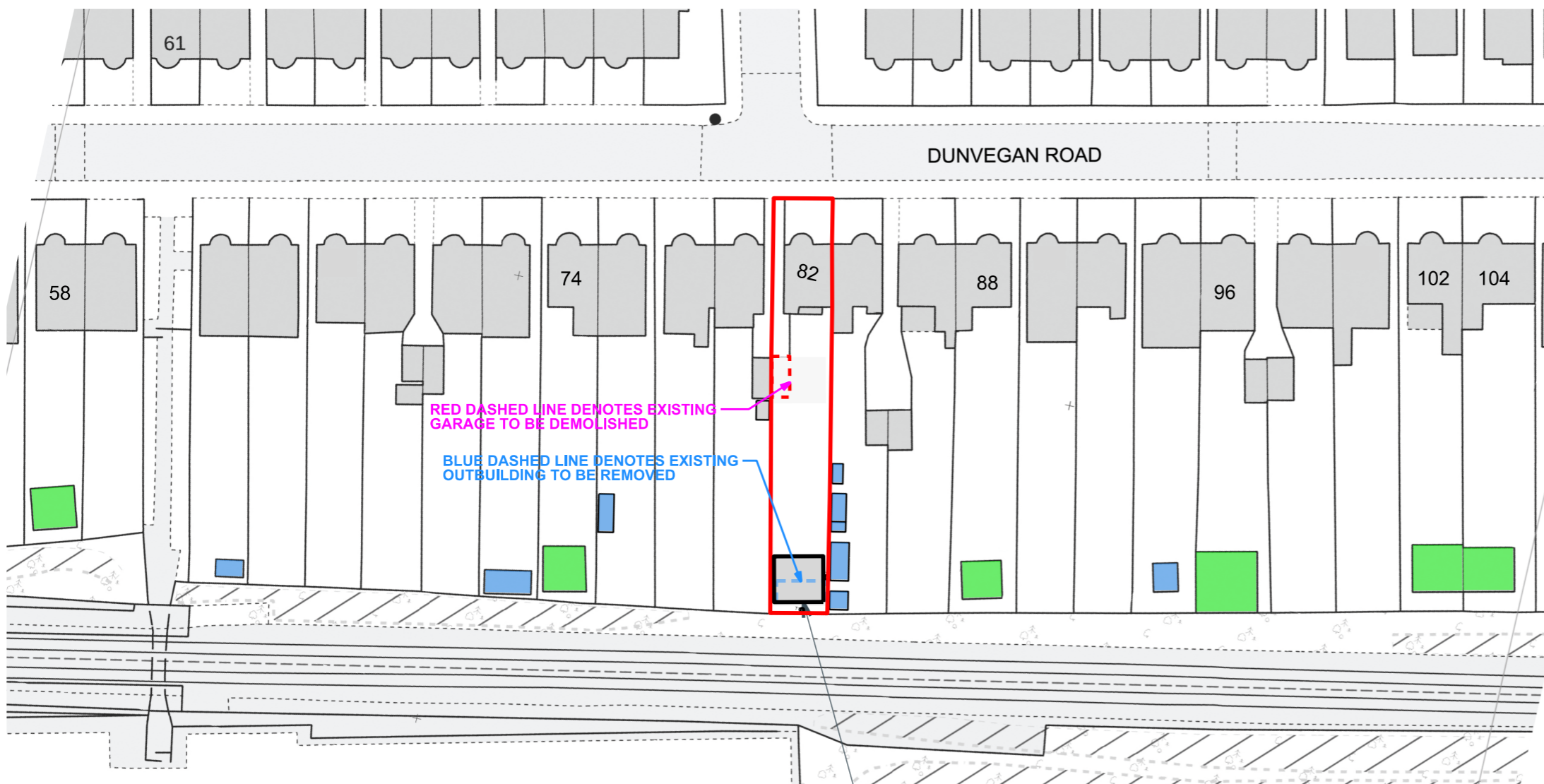


NOTE:
 1. Do not scale from these drawings, use dimensions only.
 2. Contractors are to check all dimensions prior to commencement on site and notify the architect of any errors, omissions, or discrepancies.
 3. Unless otherwise agreed in writing, all rights to use this document are subject to payment in full of all charges. This document may only be used for the express purpose, project and client for which it has been granted and delivered, as notified in writing by Hut and Castle Architects Ltd. This document may not be otherwise used or copied.



KEY:
■ EXISTING SIMILAR SIZE OUTBUILDINGS
■ EXISTING SMALLER SIZE OUTBUILDINGS
- - - APPLICANT SITE BOUNDARY



Outbuilding proposed for No.82 Dunvegan Road is of similar size to the existing ones at neighbouring properties numbers 58, 74, 88, 102 and 104.

The existing garage and outbuilding at the rear of the garden are proposed to be demolished as they are both in dilapidated condition.

The proposed outbuilding would be deeper than that which is existing on the site and would have a height 400mm greater than the existing. However, it is considered that given the size of the plot and the single storey nature, the outbuilding would remain subordinate to the host dwelling and is acceptable in design and scale. Given the length of these gardens, the impact on any overshadowing is also considered to be at an acceptable level. The outbuilding would be finished in materials in keeping with those used on the adjacent outbuildings and host dwelling, as such the appearance would be acceptable.

It is also noted that the pattern of development along Dunvegan Road is for large outbuildings to be located at the bottom of the property's rear gardens. As such, this outbuilding would be in keeping with the character of the area.

The outbuilding would not be visible from the Dunvegan Road. As such it is considered that the proposed development would not be harmful to the character of the area.

In relation to the south of the outbuilding, it would sit adjacent to the railway track and the A1 road. The height of the new roof eaves on the southern side will match the existing outbuilding eaves. As such, the south of the outbuilding would not be affected.

The new outbuilding walls are proposed to be finished with composite timber cladding to match the existing neighbouring outbuildings in look and feel, the colour will be natural oak colour to match the yellow stock brick of the existing dwellings.

The outbuilding will be ancillary to the main dwelling house.

NOTE:
 Attention is drawn to successful similar outbuildings of the properties and respective approved planning applications listed below.

Property address:	Planning Ref:	Dimensions:
142 Crookston Road	21/2782/HD	3.9m (Ridge) 2.4m (Eaves) 6.39m (Width) 5.0m (depth)
61 Dairsie Road	21/1383/HD	3.65m (Ridge) 2.4m (Eaves) 6.46m (Width) 6.41m (depth)
18 Radfield Way	19/3639/HD	4.0m (Ridge) 2.4m (Eaves) 7.2m (Width) 4.5m (depth)
106 Ankerdine Crescent	23/0385/HD	3.5m (Ridge) 2.5m (Eaves) 4.5m (Width) 8.0m (depth)
226 Burrage Road	22/0547/HD	3.8m (Ridge) 2.7m (Eaves) 7.3m (Width) 6.6m (depth)

Current proposal is:	Dimensions:
82 Dunvegan Road	3.9m (Ridge) 2.4m (Eaves) 6.5m (Width) 6.0m (depth)

Rev	Description	Date	Checked
STATUS			
PLANNING			
Client			
Paul George			
Address			
81 DUNVEGAN ROAD			
SE9 1SB LONDON			
Project			
NEW OUTBUILDING IN THE REAR GARDEN, TO INCLUDE A STORAGE SPACE, AN OFFICE, A STUDIO SPACE AND A SMALL BATHROOM.			
Drawing			
SITE ANALYSIS AND PROPOSAL ASSESSMENT			
Scale	Drawn	Date	Checked
1:1250 @ A3	DC	30.01.2024	DC
1:500 @ A3			
Project no.	Dwg	Revision	
2314	A-03	00	
Architect			
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Rev Description Date Checked

STATUS

PLANNING

Client

Paul George

Address

81 DUNVEGAN ROAD

SE9 1SB LONDON

Project

NEW OUTBUILDING IN THE REAR GARDEN, TO INCLUDE A STORAGE SPACE, AN OFFICE, A STUDIO SPACE AND A SMALL BATHROOM.

Drawing

SITE ANALYSIS AND PROPOSAL ASSESSMENT

Scale Drawn Date Checked

1:1250 @ A3 DC 30.01.2024 DC

1:500 @ A3

Project no. Dwg Revision

2314 A-03 00

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