

PLANNING APPLICATION

CLIENT:
Mrs Erskine

PROJECT TITLE:
Proposed Alterations and Extension
30 Bellevale Avenue,
Ayr
KA7 2RP

DOCUMENT:
Supporting Design Statement

DATE:
January 2024

Existing House

The existing house at 30 Bellevale Avenue, Ayr is a semi-detached bungalow typical of the area with white rendered walls and a hipped roof finished in natural slate.

The house has been extended previously at the rear with a conservatory accessed of the existing rear living room which has more recently been fitted with a solid roof.

The brief is to remove the existing conservatory and replace it with a new single storey extension to create a larger open plan living and dining room that can be used all year round.



**Top image: Photo of existing rear conservatory.
Bottom image: Photo of side elevation of existing conservatory, garage and drive.**

Proposed Design

The proposed work to the house consists of alterations and an in keeping single storey extension which has been designed in plan and elevation to tie in with the existing house. The extension projects approximately the same distance out from the rear of the house as the existing conservatory but extends across to tie through with the existing end elevation of the house.

The extension walls are finished externally in white render while the roof is finished in natural slate both to match the existing house.

The eaves line and roof pitch ties through with the existing house including the projecting eaves details, so the side roof of the house is continuous into the extension roof. Despite the eaves being continuous with the existing house, the lower ridge height and the position of the extension to the rear both mean it still looks subsidiary to the original dwelling.

The proposed windows and french doors are finished in white uPVC to match existing while the fascia, soffits, guttering and downpipes will be black in colour. The applicant plans to upgrade the existing house rainwater and roofline goods to black as part of the works.

The gable window has been designed so the transom carries through the datum line set by the top of the side door opening, while the higher window head allows for light to penetrate further into the floorplan. Additional natural daylight is provided by the four rooflights in the vaulted ceiling.



Top image: View from garden

Bottom image: View from extension looking towards existing living room.

Proposed Design

Internally the extension is accessed by a new full width opening in the former external wall. The height of the opening is raised with a downstand to conceal the required new lintels.

The large gable window and side french doors with adjacent opening window provide ample daylight and natural ventilation to the whole space while allowing for views out to the rear garden and patio. The East facing wall has been deliberately kept solid to offset the amount of glazing in the extension from a thermal performance perspective and also maintains privacy for both the applicant and their neighbours.

As part of the wider works, it is proposed to replace the existing timber garage with a new timber clad garden store. The design of the garden store will be kept within the permitted development guidance.

In summary, we believe the proposed alterations and extension are sympathetic in scale, character and proportions to the existing house in accordance with the Supplementary Guidance on House Alterations and Extensions. The proposals do not have any detrimental impact on the neighbouring dwellings or street scape and provide no overshadowing or privacy concerns.



Top image: Internal view from existing living room looking into extension

Bottom image: Internal view of extension looking out to the garden and patio.