

Project **The Linnets, Clacton Road, Thorrington, Colchester CO7 8JW**

Title **Design Development from Pre-Application Advice Ref. 23/30154/PREAPP**

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Ref	Tendering District Council (TDC) Pre-Application Advice Ref. 23/30154/PREAPP	Stones Architects (SA) New Application Scheme
1	<i>The proposed two storey side extension will be located to the south east of the existing dwelling and it will measure approximately 3.7 metres in width and retain just under a metre to the side boundary extending out to 1.4 metres towards the rear of the proposed extension.</i>	The width between the east boundary and the new extension has been checked on site. The plot is wider than the ordnance survey data, this has been accurately plotted onto the application drawings.
2	<i>The overall height of the proposed extension, including its roof profile, is in line with the existing dwelling and this design arrangement is identified as a key concern because the side extension will lack subordination relative to the main dwelling.</i>	The roof design and geometry of the proposed extension has been re-addressed to show a subservient solution, with the ridge line of the new extension lower than the existing ridge of the house.

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3	<p>There are trees along the south eastern boundary, limited information is provided in respect of whether these will be retained/removed, regardless, these trees will come under pressure given the excessive width and footprint of the extension. The removal of trees will need to be confirmed when submitting a full planning application. Due to the close proximity to the neighbouring boundary and typically the character of the area retains a good distance to neighbouring boundaries, the excessive width of the extension will compromise these elements of spaciousness and you are advised to reduce the scale, bulk (see below) and width of the extension. This will also allow for landscaping to help soften the proposed extension and views from Clacton Road.</p>	<p>The existing trees have been shown on the application drawings. It is intended to remove 2no. trees as part of the proposal, these are as follows:</p> <p style="padding-left: 40px;">T3, Willow, this is interfering with the overhead incoming power, which effect the incoming service during or post a storm</p> <p style="padding-left: 40px;">T5, Fir to be removed due to the close proximity of the new extension</p> <p>It is intended increase the boundary planting, subject to consent to soften the views from Clacton Road, as suggested in the pre-application advice.</p>
4	<p>The extension also will need to be moved back away from the front elevation of the house by approximately 1 metre so that the built form is subordinate to the main dwelling.</p>	<p>This has been incorporated into the application scheme,</p>

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