

Demolition of existing garage and construction of two storey side extension, single storey side porch and loft room incorporating increase in ridge height and skylights only (Planning Portal Ref: PP-12857050)

Design Statement – 8 March 2024 (Doc Ref: 44CWD-FUL3-DES)

Summary

44 Carpenters Wood Drive is a three-bedroom detached house from the late 1930s built in the Arts & Crafts style. The current layout of the house remains as originally built. After living in the house for more than a decade, we are submitting planning applications to establish our options for extending the house to gain more living space for our growing family and to replace certain extremities of the property which are now in a poor state of repair.

We have recently received an approval notice for application 23/2189/FUL (side extension without loft accommodation), and a rejection notice for 24/0001/FUL (side extension with loft accommodation including hip to gable and dormers).

This new third application seeks to find an acceptable middle ground between the previous two applications, introducing just one room at loft-level with a much-reduced roof form to take account of the TRDC planning department’s opinion on 24/0001/FUL.

We are of the view that this new application incorporates the feedback received and is a much less “bulky” proposition. It retains a hipped roof on all four sides and has no dormers. In summary:

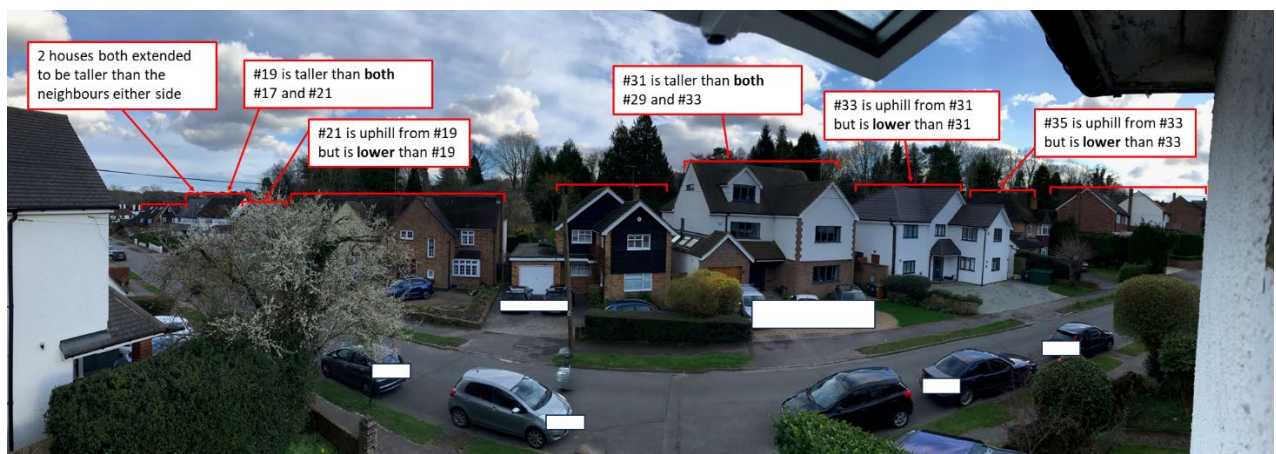
Removed vs. 24/0001/FUL:	Retained from 24/0001/FUL:	Newly added vs 24/0001/FUL:
Hip to Gable Conversion Front Dormers Rear Dormers	Ridge Height Increase	Skylights

Ridge Height:

A ridge height increase is still requested to provide adequate headroom in the loft and to allow for the appropriate thickness of roof insulation, but only a small proportion of the roof reaches this new height.

There have been at least 6 successful applications in our street to increase ridge height ranging from 0.3m to 1.3m. This application proposes an increase of 0.85m; exactly the mean average of these prior 6 successful applications. There have been at least 4 successful applications >0.85m in this street already so there are multiple precedents for higher ridge raises than what we are proposing.

In other nearby planning applications comment has often been made regarding the claimed “stepped ridge line” in Carpenters Wood Drive. We suggest that the actual reality is an undulating ridge line up both sides of the street given the substantial inconsistency between house styles and designs, including this view from our house:



There are also multiple precedents in Carpenters Wood Drive for houses to be taller than both of their immediate neighbours, or to be shorter than the house which is “downhill” of them. Photographic evidence is shown above and below of numbers 19, 31 and 48 being higher than the neighbours either side, and numbers 21, 33, 35, 50, 52 and 54 being lower than the house which is “downhill” of them.



Hipped Roof Retained:

In direct response to the feedback received for 24/0001/FUL, the hip-to-gable conversion has been removed, and a hipped roof has been retained on all four sides. In order to gain sufficient ceiling height in the loft room, the flank walls have been extended upwards by a small amount before the hipped roof slope begins. This design is prevalent in this street, and adjoining streets, including nearby approval 18/1174/FUL and the following houses. Further example photographs from our street are shown in the main body of this report.

- Carpenters Wood Drive: 5, 6, 24, 30, 54, 56, 58
- Beechwood Avenue and Brushwood Drive: 2, 5, 10, 22, 31
- Whitelands Avenue: 44, 49, 61, 66, 66A, 69, 71, 75, 101, 118



Skylights:

Skylights are also a very common feature in Carpenters Wood Drive, including two doors up at #48 where double flank skylights were introduced via 19/0656/FUL and next door at #46 where flank skylights were approved via 23/0353/FUL. Our proposed skylights have been placed 1.7m above the internal floor as per Appendix 2(1)(e). They are also below the level of the existing/original ridge making them, in isolation, permitted development in our view.

There are no changes at ground floor level and very few changes at first floor level between this application and the recently approved 23/2189/FUL. A consistent colour-coded key is therefore used throughout the drawings to denote the original house (black), what was accepted/permitted in 23/2189/FUL (blue) and what is newly proposed in this application (orange) for ease of comparison.

We hope this design statement manages to convey the research we have done and thought that has gone into how we can amend our house whilst being sympathetic to its history and remaining compliant with the Local Plan and other relevant policies.

We look forward to hearing from you.

Introduction

44 Carpenters Wood Drive is a three-bedroom detached house from the late 1930s built in the Arts & Crafts style. The current layout of the house remains as originally built.

After living in the house for more than a decade, we are submitting planning applications to establish our options for extending the house to gain more living space for our growing family. With approximately 1,100 square feet of living accommodation currently, number 44 is arguably one of the smaller detached houses in the local vicinity. It is also, by general consensus, awkward to extend in compliance with the relevant local policies.

The project brief has been to extend the house being faithful to both the original design and to the Arts & Crafts movement in general. The target was that the proposed elevations could plausibly have been the original design for the house back in the 1930s.

This statement aims to help explain the submitted proposal, the reasoning behind each architectural design feature and its compliance with the Three Rivers District Council (TRDC) Local Plan.

Prior Planning Applications

We have recently received an approval notice for application 23/2189/FUL (side extension without loft accommodation) and a rejection for 24/0001/FUL (side extension with loft accommodation including hip to gable and dormers).

This new third application seeks to find an acceptable middle ground between the previous two applications, introducing loft-level accommodation but with a much-reduced roof form to take account of the TRDC planning department's opinion on 24/0001/FUL.

The proposed development by reason of the combination of the increase in ridge height, gabled and crown roof forms and dormer windows would result in a top heavy and excessively bulky and prominent addition which would harm the character of the host dwelling, disrupting the attractive hipped roofed rhythm of the immediate vicinity of the streetscene to the detriment of the visual amenities of the area. The development would therefore harm the character and appearance of the application dwelling and streetscene, contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and Policy 2 of the Chorleywood Neighbourhood Plan Referendum Version (2020).

[Planning Application Decision 24/001/FUL, Received by email 28/02/2024].

We are of the view that this new application incorporates the above feedback and is a much less "bulky" proposal. It is much closer to the current original roof design and the structure that has been approved in 23/2189/FUL as it retains a hipped roof on all four sides and has no dormers.

A ridge height increase is still requested to provide adequate headroom in the loft and to allow for the appropriate thickness of roof insulation, but only a small proportion of the roof reaches this new height.

The differences between the planning applications can be summarised as follows:

	Approved 23/2189/FUL	Rejected 24/0001/FUL	This New Application
Ridge Height Increase	-	Yes	Yes
Front Dormers	-	Yes	-
Rear Dormers	-	Yes	-
Hip to Gable	-	Yes	-
Skylights	-	-	Yes

No Rear Extension

Number 44 sits on the northern side of Carpenters Wood Drive where the houses and their plots are skewed relative to the road rather than perpendicular to it leading to a staggered effect.

Consequently, number 44 as originally built already sits substantially within the 45 degree visibility splay of the neighbours at number 42 using the methodology in the TRDC Local Plan.

To gain additional space whilst remaining within the guidelines this proposal therefore adds a side extension and loft level accommodation rather than trying to extend to the rear.

Key Elements of the Proposal

The proposal involves demolishing the existing garage which is attached to the western side elevation of the house and building a side extension in its place. The existing garage is in an extremely poor state of repair, and it is in need of complete replacement. It is also too small for modern vehicles and so is of little use in its current form.

At the ground floor level, the new side extension will cover the same footprint as the existing garage plus a small additional area behind. At the first floor level, the extension steps in by 1.2m from the boundary as required by the Local Plan. On the eastern flank elevation, a side porch is proposed over the external door to the kitchen.

At the roof level, there is an increase in ridge height and the introduction of skylights. We believe that the proposed elevations are attractive and that there are multiple precedents for this particular roof design in the immediate area as demonstrated below.

Structurally the house remains as initially built with many original features such as fireplaces, chimneys and stained-glass windows still present; all of which the owners intend to keep.

About Carpenters Wood Drive

Carpenters Wood Drive is a long street which solely comprises detached houses but which encompasses a wide variety of individual designs and styles.

The street was originally laid out in the late 1930s by the Metropolitan Railway Country Estates Company, as part of The Chenies Estate development. Believed to be one of the last estates laid out along the Metropolitan Line by the railway company themselves, the original sales brochure for this estate contained at least nine separate house designs for purchasers to choose from. Individual purchasers were also allowed to design and build their own houses and purchase additional land to increase the width of their plot.

The northern (even numbers) side of the street was completed in late 1930s. With the outbreak of the Second World War the southern side of the street remained as farmland until the 1950s when it too started to be developed. By this time architectural styles were substantially different.

Consequently, Carpenters Wood Drive lacks the consistency of design which is seen in many other locations along the Metropolitan Line, and further individuality has been introduced over time by many of the houses having now been extended or completely replaced.

Our house sits roughly in the middle of Carpenters Wood Drive, between the turning with Beechwood Avenue and the sharp corner at the "top of the road", comprising numbers 20-64 evens and 13-43 odds. Any observations further below relate to this section of the street only. Here there is little homogeneity between houses and no discernible repeating pattern. Houses on the northern side tend to have white pebble dashed elevations, whereas faced brick is more common on the southern side.

Each house has off-street parking and (originally) garaging. There are parking permits in operation though the street does not have any issue with commuter parking. Some residents park on the street for convenience and there are no issues with overcrowding either. The road is wide enough for two cars to pass, and there are pavements and grass verges on both sides. This, coupled with each house being set back from the pavement by

approximately 30 feet on average means that neighbours on opposite sides of the street are a substantial distance away from each other which gives the street a feeling of spaciousness.

Plots along the northern side of Carpenters Wood Drive all have upward sloping gardens which extend to the boundary of Carpenters Wood, now owned by TRDC and none of them have rear neighbours or issues with overlooking.

All of the houses and their plots on the northern side of the street are skewed relative to the road and not perpendicular to it which results in a staggered layout. A side effect of this is that many of the houses, as originally built, already sit within their neighbour's 45 degree visibility splay as currently applied by TRDC. This is particularly true of number 44 and their neighbour to the east at number 42 and this is marked on the current floor plan for reference.

About Number 44

Number 44 was built by Guillet and Sons Ltd, a renowned local builder whose houses are prevalent in Chorleywood and surrounding villages. Original discarded newspaper clippings found under the floor and in the attic of number 44 date its build to autumn and winter of 1939.

It is one of four houses in Carpenters Wood Drive built to the same design and they are arranged as two pairs, but substantially apart (nos 14 & 16 and 44 & 46). Two of the matching houses (nos 14 & 16) have already been extended and the owners of the third (neighbours of ours, living at number 46) have approval for a substantial extension and remodelling of their house under application 23/0353/FUL.

Local history suggests that at least some of these four houses were built for and inhabited by the Gullett family themselves upon completion. We believe ourselves to be just the third owner of number 44 since it was built some 84 years ago.

Most Gullet and Sons Ltd houses are of a similar style and room arrangement, including:

- A front elevation with faced brick to the ground storey and pebble dash render to the upper storey and to other elevations.
- Front porches with an arched opening. Including brick or tile quoins as detailing on the porch and front elevation in general.
- Bay windows to the front, sometimes with jetty overhang, and glass verandas to the rear.
- The main living room sited at the rear of the house overlooking the garden.
- The bathroom over the porch to the front elevation, and a separate toilet upstairs to the flank elevation.
- Separate kitchen and dining room, and one main living room.

At approximately 1,100 square feet of living accommodation, we are of the opinion that number 44 is smaller than most other houses in Carpenters Wood Drive, and indeed neighbouring streets in this area of Chorleywood.

Planning Application Requirements

As per the validation checklist provided by TRDC and the National requirements, the following detail has been provided in this application:

- We confirm that work has not commenced on this proposal.
- A location plan has been submitted including the naming of two streets and other features as per National requirements, and as extended by the TRDC requirements.
- An existing block plan has been submitted.
- A proposed block plan has been submitted, produced using the online drawing tools of the recommended map provider. The proposed development can be seen as the hatched area as per the TRDC guidance.
- A biodiversity checklist has been included.
- The relevant CIL form has been included, confirming that there is less than 100sqm of floor area gain.
- Current elevations and floor plans have been included.

- Proposed elevations and floor plans have been included.
- A street scene has been included due to the increase in ridge height.

One location plan has been produced automatically by the online Planning Portal tools. An alternative location plan, current block plan and proposed block plan have also been submitted in PDF format. These were produced and purchased via TerraQuest (RequestAPlan.co.uk) which is the recommended map supplier to the Planning Portal.

Key Elements of the Proposal Explained – Ground Floor

In this section we explain the key elements of the proposal, starting from the ground floor and going upwards.

- **Garage.** In a very poor state of repair, and in need of complete replacement. At present it is only accessible from outside and is too small for a modern car. We intend to replace this with a habitable room that is accessible from the rear reception room. The footprint of the side extension will match that of the garage with a small additional area behind. A bay window has been proposed to the front elevation to broadly match the existing bay window to the other front reception room. Our view is that this softens the front elevation, and we believe it looks much nicer than the flat window proposed in our other permitted development application 23/2082/CLPD. We intend to match the existing external finishing of the ground floor front elevation, including imperial sized handmade faced bricks.
- **Downstairs W/C.** To the rear of the garage a downstairs W/C is proposed. Number 44 at present does not have a downstairs W/C so we are adding one for accessibility reasons and convenience. We think it is an efficient usage of the wasted space behind the garage and inglenook fireplace which gets little direct sunlight and is always damp. Skylights are proposed to provide some natural daylight; these are positioned facing the flank of number 46 which has no windows.
- **Lobby.** We propose the downstairs W/C is accessed from the reception room via a lobby to outside. This separates the W/C from the reception room, makes the W/C conveniently accessible from the garden, and gives us somewhere to store boots and coats. Again, skylights are proposed to provide some natural daylight and these also look at the flank of number 46 which has no windows. Note that on the rear elevation, for the external door to the lobby, a brick arch infilled with architectural glass is proposed. This brick arch is a replica of the front porch of our house with matching detailing.
- **Old Rear Glass Veranda / New Side Porch.** The current rear glass veranda is in an extremely poor state of repair and needs to be removed. We have proposed a replica porch is erected on the eastern side elevation (towards number 42) so that we can open the kitchen side door without the rain coming in. The low height of this porch means it should be almost invisible to the neighbours who have a very tall hedge and bamboo screen in addition to our boundary fence, which will remain in place. It is proposed that the walls of the porch are glazed, with architectural glass doors to the front and rear.
- **Rear Original Gardener's Toilet.** This is in an extremely poor state of repair and needs to be removed too. It is replaced by the internal W/C accessed off the rear lobby and should open up that corner of the house substantially.

Key Elements of the Proposal Explained – First Floor

- **First Floor Side Extension.** As per the Local Plan, we have to step in 1.2m from the boundary at the first floor level, but in a fortunate co-incidence, this makes the first floor side extension almost exactly the same width as the bathroom above the porch on the opposite side of the house. This leads to a symmetrical design to the front elevation, particularly as the new front bedroom window has been sized to match the bathroom window on the other side. The flank window will be obscured stained glass and conform to the opening restrictions required. It faces the flank of number 46 which has no windows, but will provide useful natural daylight to what would otherwise be a dark corridor across the width of the house, and will also be a nice focal point internally as you come up the stairs from the ground floor.

- **First Floor Windows on East Elevation.** The upstairs W/C and landing windows have been resized to be at the same level as each other for consistency. With the addition of the side porch we believe this makes the eastern elevation of the house much more attractive as it removes the current “hotchpotch” mix of window sizes and elevations.
- **Eastern Elevation Chimney.** The eastern elevation chimney was removed in 2019 for safety reasons, leaving just the stack below soffit level. The proposal rebuilds this chimney to a slightly different design below soffit level, but to the same design, size and location above it.
- **Western Elevation Chimneys.** The current western elevation of number 44 has two chimneys. This proposal moves the chimney stacks out to the new exterior wall but keeps them otherwise in the same position and to the same sizing.
- **First Floor Windows on Rear (North) Elevation.** Under this proposal, the two rear bedrooms on the first floor become of equal size, with a set of stairs up to the loft in between them. The windows are resized to be equal and proportionate when viewed from the rear garden. Currently these rooms are very dark and cold compared to the front bedroom, so the glazed area has been increased to get the maximum amount of natural daylight possible.
- **External Finishing.** To match the existing house and be in keeping with the Arts & Crafts style, the first floor walls will be in white pebbledash and the chimney stacks at first floor level will be in faced brick to match the current front elevation at ground floor level. We believe having the chimney stacks in faced brick will be more attractive than render and helps to provide some visual interest to the side elevations.

Key Elements of the Proposal Explained – Loft Level

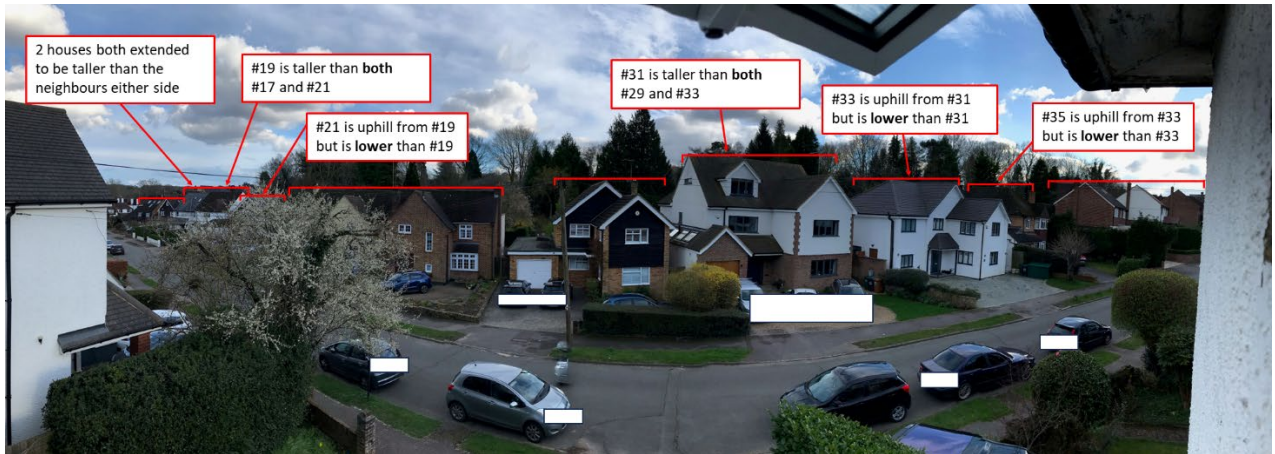
- **Increase in Ridge Height.** An increase in ridge height of 0.85m is proposed which we hope will be acceptable. This is the mean average of similar successful applications in this street in recent years as follows:

Address	Application	Height Increase
48 Carpenters Wood Drive	19/0656/FUL	1.3m increase
26 Carpenters Wood Drive	18/0031/FUL	0.9m increase
42 Carpenters Wood Drive	17/0177/FUL	1.0m increase
52 Carpenters Wood Drive	16/0154/FUL	0.4m increase
31 Carpenters Wood Drive	15/2602/FUL	0.3m increase
17 Carpenters Wood Drive	15/0515/FUL	1.2m increase
Average		0.85m increase

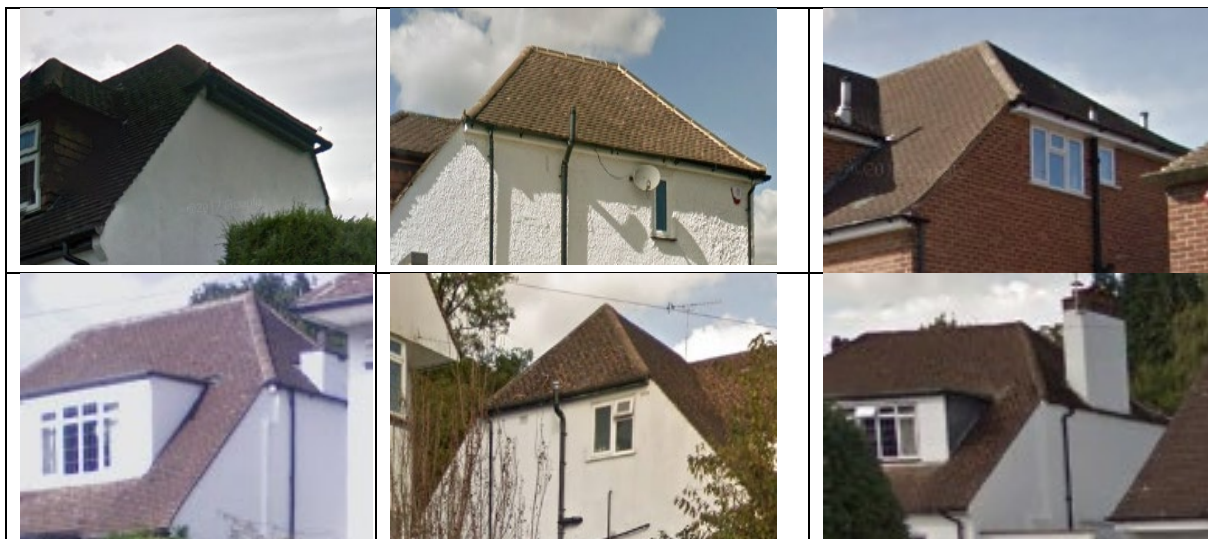
Increasing the ridge height by this magnitude will make number 44 taller than the house immediately either side. However, because a hipped roof has been retained to the flanks, we believe this will not be obvious.

In other nearby planning applications comment has often been made regarding the claimed “stepped ridge line” in Carpenters Wood Drive. We suggest that the actual reality is an undulating ridge line up both sides of the street given the substantial inconsistency between house styles and designs, including this view from our house:

There are multiple precedents in Carpenters Wood Drive for houses to be taller than both of their immediate neighbours, or to be shorter than the house which is “downhill” of them. Photographic evidence is shown below of numbers 19, 31 and 48 being higher than the neighbours either side, and numbers 21, 33, 35, 50, 52 and 54 being lower than the house which is “downhill” of them.



- **Hipped Roof Retained.** In direct response to the feedback received for 24/0001/FUL, the hip-to-gable conversion has been removed, and a hipped roof has been retained on all four sides. In order to gain sufficient ceiling height in the loft room, the flank walls have been extended upwards by a small amount before the hipped roof slope begins. This design is prevalent in this street, and adjoining streets, including nearby approval 18/1174/FUL and the following houses:
 - Carpenters Wood Drive: 5, 6, 24, 30, 54, 56, 58
 - Beechwood Avenue and Brushwood Drive: 2, 5, 10, 22, 31
 - Whitelands Avenue: 44, 49, 61, 66, 66A, 69, 71, 75, 101, 118





All of these pictures are from Carpenters Wood Drive or directly adjoining streets from the same 1930s housing estate. Some are arguably a half-hipped gable because the height of the wall is equal or greater compared to the flank hipped roof. We believe that our wall increase (circa 20% of the total roof height) is insufficient for our proposal to be called a hipped gable and accordingly we have called it a raised hipped roof.

- **Inverted Crown Roof.** It is acknowledged that in the local development policies crown roofs are discouraged. Rather than an obvious crown roof, an inverted pitch roof is proposed with a rain gully draining to the main eastern flank pitched roof.
- **Dormers.** In direct response to the feedback received for 24/0001/FUL, there are no dormers in the proposal.
- **Skylights.** In direct response to the feedback received for 24/0001/FUL, skylights have been added in place of dormers. There are 3 skylights to the loft room with 1 facing east and 2 facing west. These have a sill level 1.7m above the ground and look at the flank of the neighbouring houses or towards the street. There is a rear skylight above the stairs to the loft room and faces our rear garden. Accordingly, there are no issues with overlooking. The dual flank skylights are very similar to what was approved 19/0656/FUL two doors up at #48 and immediately next door at #46 in 23/0353/FUL. We believe they would be permitted development in isolation.
- **Chimneys.** The house retains the three chimneys it originally had in this proposal. Whilst the height of the chimneys has increased in line with the ridge, by comparing the current and proposed elevations the style, sizes and relative heights of the chimneys can be seen to remain the same as previously.

Further Notes – Chimneys

It seems to be increasingly common in planning applications for chimneys to be removed from houses when they are extended. In our view a period house without chimneys is missing something and certainly we feel our house is visually “out of balance” since the chimney over the kitchen was temporarily removed for safety reasons in 2019. We also like the focal point of having fireplaces in our reception rooms, even though we never have an open fire.

Keeping the chimneys on our house will serve a useful purpose for us though and future proof our house from an environmental perspective. We intend to line them with ducting allowing us to employ forced air ventilation throughout the house with air-to-air heat recovery. This is where a heat exchanger is used to pre-heat colder fresh air coming in from outside with the warmer stale air being ejected from inside the house. Typically, fresh air is pumped into reception rooms and drawn out from kitchens and bathrooms to reduce humidity.

In our view, keeping our chimneys and fireplaces is a ready-made solution for either pumping or withdrawing air from most rooms without having unsightly vents. Having fresh air helps keep the occupants healthy and forced ventilation with heat recovery will be more energy efficient and environmentally friendly than opening and closing windows. It is frequently argued that drier air is more comfortable at lower temperatures, allowing households to reduce their heating bill.

Further Notes – Exterior Finishing

It has been explained above that wherever possible we will match the existing exterior finishing of the house if this proposal is permitted. Indicative examples are provided here based on our current research for illustration purposes:

- **Faced brick.** The original brickwork is by Bovingdon Bricks who are unfortunately no longer in business. Where possible original bricks will be taken from elsewhere in the house to use in the front elevation where new brick needs to be blended into the old. Multiple candidates for the faced brick in the chimneys have been identified where substantial volumes are needed, including from Imperial, Ibstock and Hastings handmade which are a close match for colour and in the correct imperial sizes.
- **Windows.** The original windows were white painted metal with Georgian lead patterns (see References below for evidence). We intend to keep to this pattern and colour with similarly slim profile windows.
- **Pebbledash.** Our pebbledash is relatively small grain and we have been advised it is Derbyshire Spar. We will be matching this as the original is cemented on so hard it is almost impossible to remove without causing damage and consequently needs to be blended in.
- **Soffits, Fascias and Bargeboards.** The intention is that these will be done in gloss white painted wood, rather than in plastic, even though this will be more expensive.
- **Gutters, Soil Stacks and Pipework.** The intention is that these will be done in black cast iron to match the existing. Saint-Gobain PAM UK produces half round and circular cross section cast iron products that closely match our original ironwork.
- **Roof Tiles.** We have been advised that the current roof tiles are a common brand and reclaimed tiles can be sourced to match in significant quantities.

Summary

We have lived in our house for over a decade and would very much like to stay here for years to come. We are very fond of the Arts & Crafts style and the existing appearance of Number 44, but now find ourselves wishing it was bigger due to our growing family.

It has taken us years of living here and thinking about different permutations of extensions and our changing living habits before we felt able to submit the prior design proposals 23/2189/FUL and 24/0001/FUL. We hope that this new adaptation of those successfully finds an agreeable compromise such that we can introduce loft-level accommodation.

There is now additional time pressure to make progress because we have to acknowledge that unfortunately certain exterior parts of the house have fallen into a poor state of repair and need to be fixed in the very near future.

We hope this design statement has managed to convey the research we have done and thought that has gone into how we can amend the house whilst being sympathetic to its history and remaining compliant with the Local Plan and other relevant policies.

We look forward to hearing from you.

Notes and References

- A history of the original building firm Gullet and Sons Ltd can be found on their website at the following link: <https://www.gulletandsons.co.uk/about-us/our-history>
- Evidence of numbers 14 & 16 Carpenters Wood Drive (the other pair matching number 44) having white windows with Georgian lead patterns when built can be found in page 182 of "Exploring Chorleywood: A Pictorial History" (ISBN: 978-1-5272-3037-8).

Appendix B – Comparison with TRDC Local Plan Appendix 2 (Design Criteria)

This appendix to the design statement compares the submitted plans versus the design criteria in the TRDC Local Plan. We have used this as a checklist before submitting this application:

Section 1: Privacy	
Design Criteria	Notes
A. Distances between buildings should be sufficient so as to prevent overlooking, particularly from upper floors. As an indicative figure, 28 metres should be achieved between the faces of single or two storey buildings backing onto each other.	There are no rear neighbours to any property on the northern side of Carpenters Wood Drive, each of which adjoin onto council-owned woodland.
B. A proportion of each garden should be a private zone abutting or close to the dwelling that is not visible from the gardens or ground floor habitable rooms of adjoining properties. This should be of a minimum distance of 3 metres from a wall of the dwelling and be permanently screened by walls or fences.	We believe the house to currently be compliant for this criterion and to remain so with the proposed development. There are fences and hedges of at least 6 foot in place along both boundaries in the vicinity of the house.
Development should not incorporate balconies, or first floor conservatories which overlook neighbouring properties to any degree.	There are no balconies or first floor conservatories in the submitted proposal.
C. Trees and hedges (either existing or planted as part of the development) can provide an effective screen but should not be solely relied upon due to the loss of leaves in winter or the possibility of storm damage, disease etc.	Existing hedges between us and our neighbours are mature and supplement traditional fencing. Further planting is envisaged along both boundaries.
D. Windows of habitable rooms at first floor level should not generally be located in flank elevations. Flank windows of other rooms should be non-opening, below 1.7m (from internal floor level) and obscure glazed. High level windows with a sill height of 1.7 metres or more may be acceptable where a secondary light source is necessary.	All of the flank windows in the proposal have obscure glazing and, in line with the Arts & Crafts style, where possible they will feature stained glass to be sympathetic to the original house. The loft room skylights will have a minimum sill level of 1.7m off the internal floor level. Any remaining line of sight will be to the roofs of our neighbours' houses rather than their gardens.
E. Ground floor windows should be located away from flank boundaries. Where flank windows to ground floor habitable rooms have to be incorporated, the boundary must be satisfactorily screened by a fence, wall or evergreen hedge.	There are no additional flank windows to the house at ground floor level.

Section 2: Prospect	
A. Developments which rely on outlook over garage courts, extensive parking areas, railway lines etc will be discouraged. All residential units should have an outlook over a public or private highway, garden or other open space.	The proposal has an outlook over its own private garden and the public highway.
B. Rear to flank distances. Where the rear of a building looks onto the side of another (for instance at a corner in a housing layout) the distance between them must be sufficient to avoid the flank wall having an overbearing effect.	Not applicable in this case as this section of Carpenters Wood Drive is straight.
Section 3: Amenity Space/Garden Space	
For brevity, the criteria text is not repeated in full	All residents on the northern side of Carpenters Wood Drive benefit from comparatively large rear gardens.
Section 4: Extensions to Properties	
a. (i) Not be excessively prominent in relation to adjacent properties or to the general street scene.	We believe that our extension is compliant given the size of the neighbouring houses, the space in between them and the staggered positioning. We believe that our neighbour's imminent extension at number 46 under 23/0353/FUL will block much of this proposed extension from the west. Our neighbour at number 42 is set forward of us and also has a large tree in their front garden which will block much of the proposed extension from the east.
a. (ii) Have the appropriate number of car parking spaces and/or garages in accordance with the Council's parking standards.	We have off-street parking for three large or four small modern cars and the proposed development does not reduce this amount. The current garage is too small for modern cars. The proposed parking plan shows three standard car parking spaces of 4.8m x 2.4m on the front drive which is compliant with Appendix 5 (page 72) which states only that 3 off-street parking spaces are required.
a. (iii) Respect the character of the property/street scene particularly with regard to the roof form, positioning and style of windows and doors, and materials.	Respecting the existing character of the property has been the primary driver in the proposed design. We believe that we have retained most of the period features and original materials will be used wherever possible.

<p>a. (iv) Not result in loss of light to the windows of neighbouring properties nor allow overlooking.</p>	<p>The rear elevations of the houses on the north side of Carpenters Wood Drive are almost always in shadow, with only the late afternoon sun falling on them. The proposal does not include a rear extension because our house was originally built within the 45 degree splay of the neighbouring house at number 42, and hence there should not be a loss of light impact.</p>
<p>b. Single Storey Extensions Paragraph 1: Side extensions</p>	<p>The application involves a two-storey side extension to the western flank boundary, replacing the current garage. The application also involves a glass porch to the side kitchen door on the eastern flank wall. Both of these structures have already been approved under 23/2189/FUL.</p>
<p>b. Single Storey Extensions Paragraph 2: Rear extensions</p>	<p>Not applicable in this application.</p>
<p>b. Single Storey Extensions Paragraph 3: Front extensions</p>	<p>Not applicable in this application.</p>
<p>Section 6: Dormers</p>	
<p>Paragraph 1: Dormer windows should always be subordinate to the main roof. They should be set below the existing ridge level, set in from either end of the roof and set back from the plane of the front or rear wall.</p>	<p>There are no dormers in this proposal.</p>
<p>Paragraph 1: The roof form should respect the character of the house if possible.</p>	<p>The roof form proposed is the same shape as the original roof form, but with an increase in ridge height incorporated.</p>
<p>Paragraph 2: Front dormers may not always be appropriate in the street scene.</p>	<p>There are no dormers in this proposal.</p>
<p>Paragraph 3: Multiple dormers should be proportionate in scale and number to the host roof.</p>	<p>There are no dormers in this proposal.</p>

Section 7: Roofs	
A) Crown roofs. Crown roofs can exacerbate the depth of properties and often result in an inappropriate bulk and massing. As such, they are generally discouraged and more traditional pitched roofs are generally favoured.	We have included an inverted pitched roof to try and meet this preference.
B) Increasing Ridge Height. Increases to ridge height will be assessed on their own merits at the time of a planning application.	The ridge height increase proposed is 0.85m which is the average of other recently approved planning permissions in Carpenters Wood Drive. We hope it will be satisfactory in this instance. There have already been at least 4 approved applications in this street with a ridge height increase greater than this.
Where roof forms are of a uniform style/height and appearance, it is unlikely that an increase in ridge height will be supported by the Council.	We believe there to be little homogeneity between houses in Carpenters Wood Drive and no discernible repeating pattern in the section of the street near to number 44.
Applicants are encouraged to submit a proposed streetscene plan as part of an application which involves a proposed increased in ridge height.	A street scene has been included as requested.
C) Hip to Gable Extensions. This type of extension is discouraged in the case of semi detached houses as it is considered that this unbalances the pair and results in a loss of symmetry.	The application does not include a hip to gable conversion like 24/0001/FUL did.
In some cases, roof forms in a street may be uniform and therefore this type of alteration may erode the group value of the street and will not be supported by the Council.	We believe there to be little homogeneity between houses in Carpenters Wood Drive and no discernible repeating pattern in the section of the street near to number 44.
Figure 1 – Design Guidelines (and examples of the 45 degree rule)	The plots in Carpenters Wood Drive are skewed relative to the street and not perpendicular. Accordingly, all the houses are staggered back from each other to a varying degree and many already intrude into the current TRDC 45 degree rule as originally built. Consequently, we propose extending to the side and into the loft rather than to the rear.
Figure 1 – Design Guidelines (distance from flank boundaries)	We believe our proposal to be compliant as we have positioned the first floor side extension 1.2m in from the boundary with number 46.