

PLANNING APPLICATION | **52 ORCHARD AVENUE, POOLE**

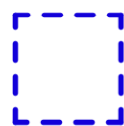
MARLOW ARCHITECTS



LOCATION PLAN
SCALE 1:1250 @ A3



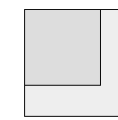
BLOCK PLAN
SCALE 1:500 @ A3



outline of existing garage and garden room to be demolished



outline of existing house



outline of proposed extensions



outline of approved APP/23/00910/F

THE PROPOSED EXTENSION DOES NOT PROJECT AS FAR BACK IN TO THE SITE AS THE EXISTING SINGLE STOREY GARAGE DOES, REDUCING BUILT MASS NEIGHBOURING NO.54. ADDITIONALLY, THE PRESENCE OF SIGNIFICANT VEGETATION ON THE BOUNDARY BETWEEN NO. 50 AND NO. 52 ENSURES THE PROPOSED EXTENSION WILL NOT MATERIALLY IMPACT THEIR OUTLOOK.

PROPOSED FOOTPRINT MATCHES EXTANT APPROVAL. PROXIMITY BETWEEN NEIGHBOUR NO. 50 ALREADY ESTABLISHED

THE PROPOSED REAR EXTENSION DOES NOT EXTEND AS FAR IN TO THE SITE AS THE BUILDING LINE ESTABLISHED BY THE EXISTING GARAGE (TO BE DEMOLISHED)

SINGLE STOREY EXISTING GARAGE LOCATED DEEPER IN TO THE SITE THAN THE PROPOSED REAR EXTENSION

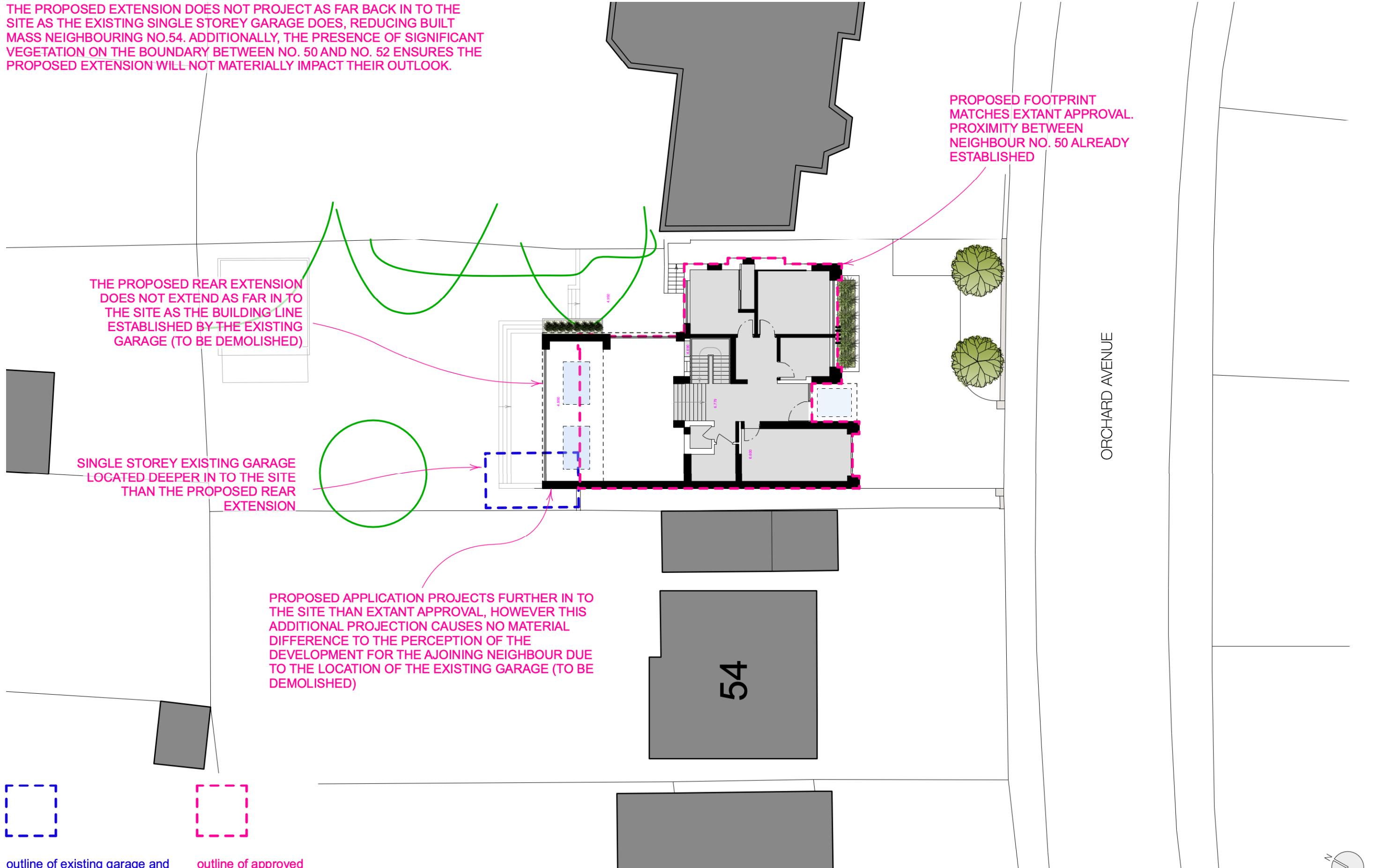
PROPOSED APPLICATION PROJECTS FURTHER IN TO THE SITE THAN EXTANT APPROVAL, HOWEVER THIS ADDITIONAL PROJECTION CAUSES NO MATERIAL DIFFERENCE TO THE PERCEPTION OF THE DEVELOPMENT FOR THE AJJOINING NEIGHBOUR DUE TO THE LOCATION OF THE EXISTING GARAGE (TO BE DEMOLISHED)



outline of existing garage and garden room to be demolished



outline of approved APP/23/00910/F



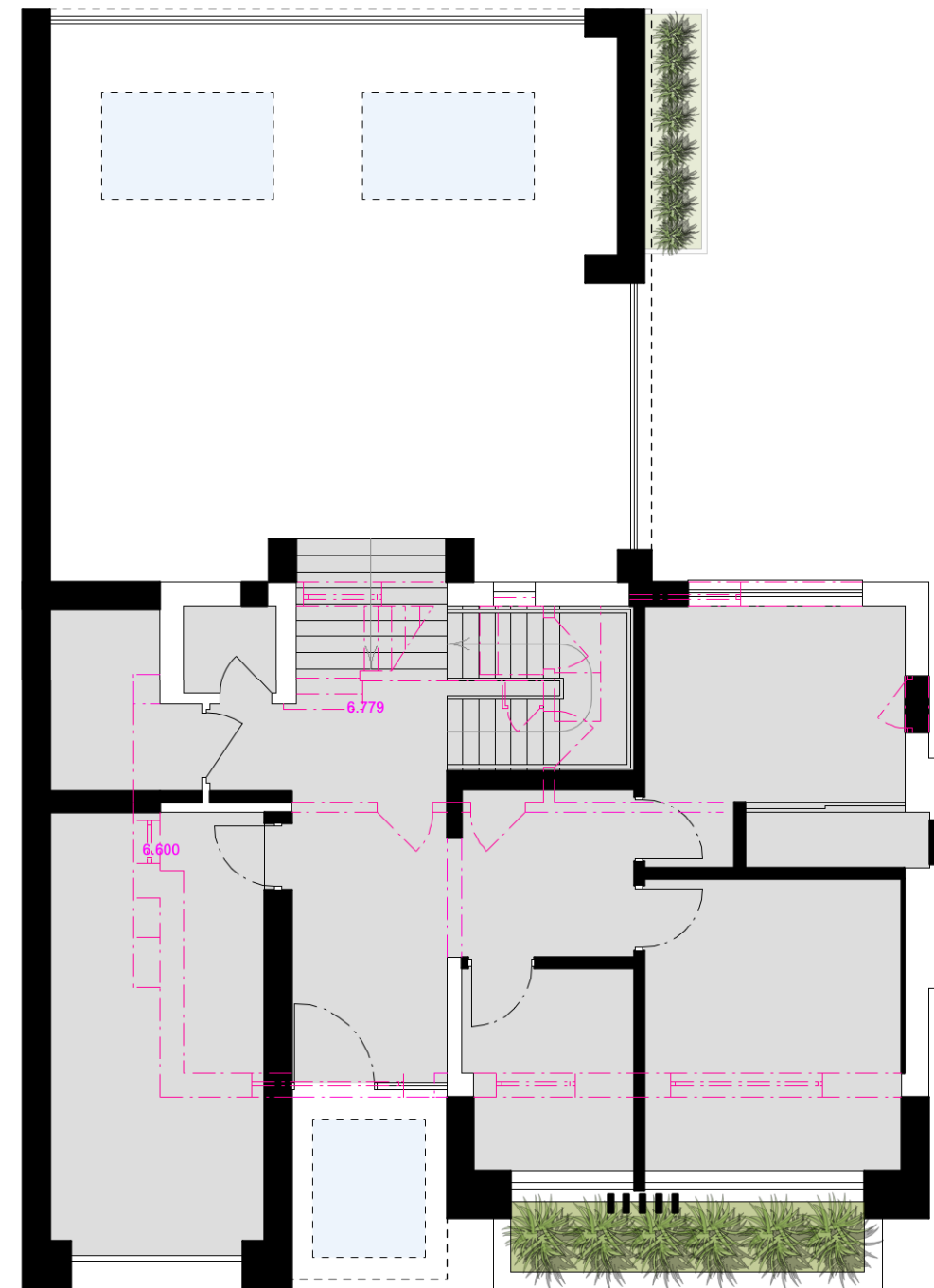
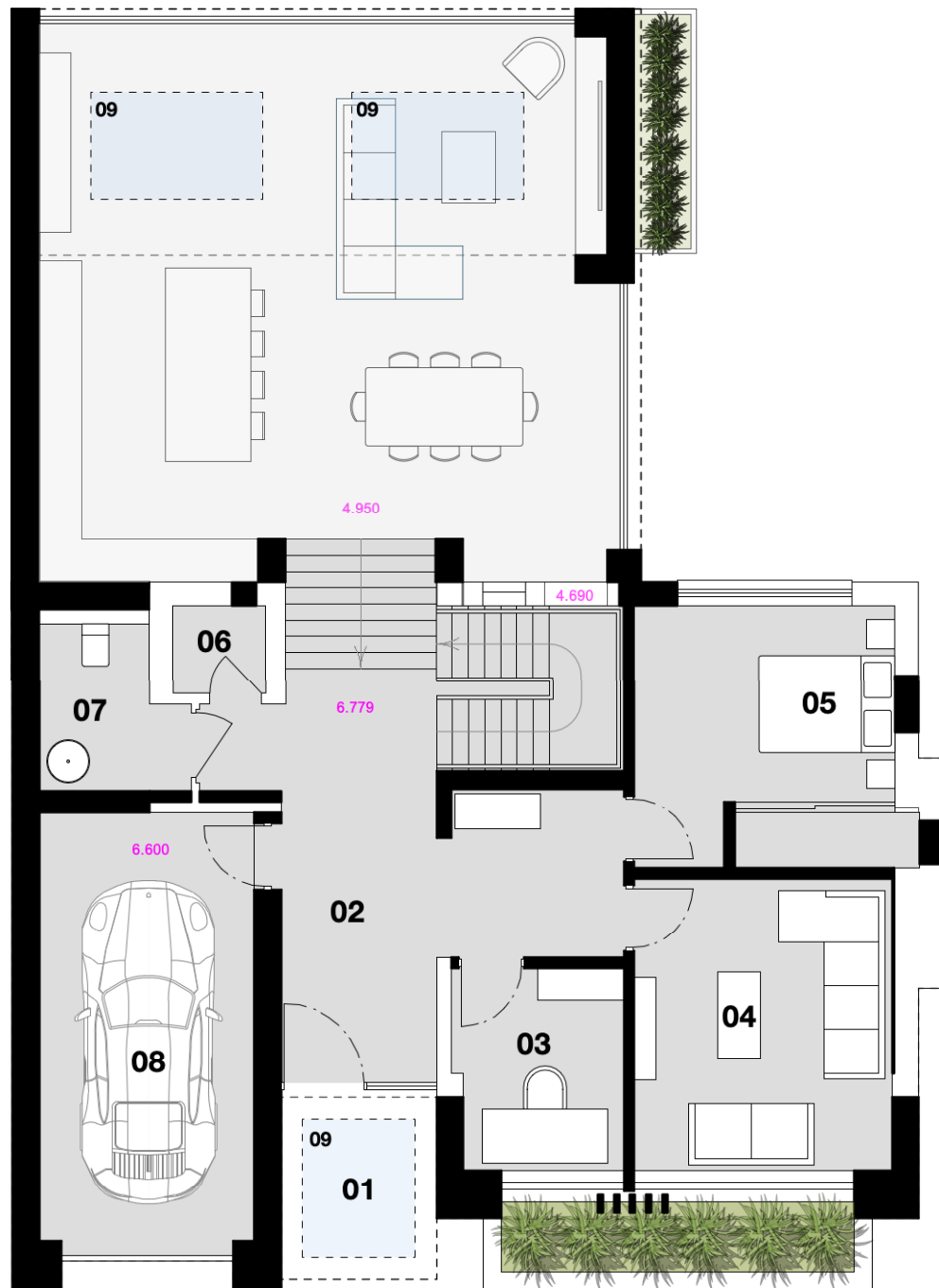
0 1 2 3 4 5 10m

ROOM KEY:

- 01:** UNDER COVER PORCH
- 02:** HALL
- 03:** STUDY
- 04:** SNUG LOUNGE
- 05:** BEDROOM 4
- 06:** COATS
- 07:** WC
- 08:** GARAGE
- 09:** ROOFLIGHT ABOVE

KEY:

- EXISTING WALLS
- PROPOSED WALLS
- TO BE DEMOLISHED



0 1 2 3 4 5 10m

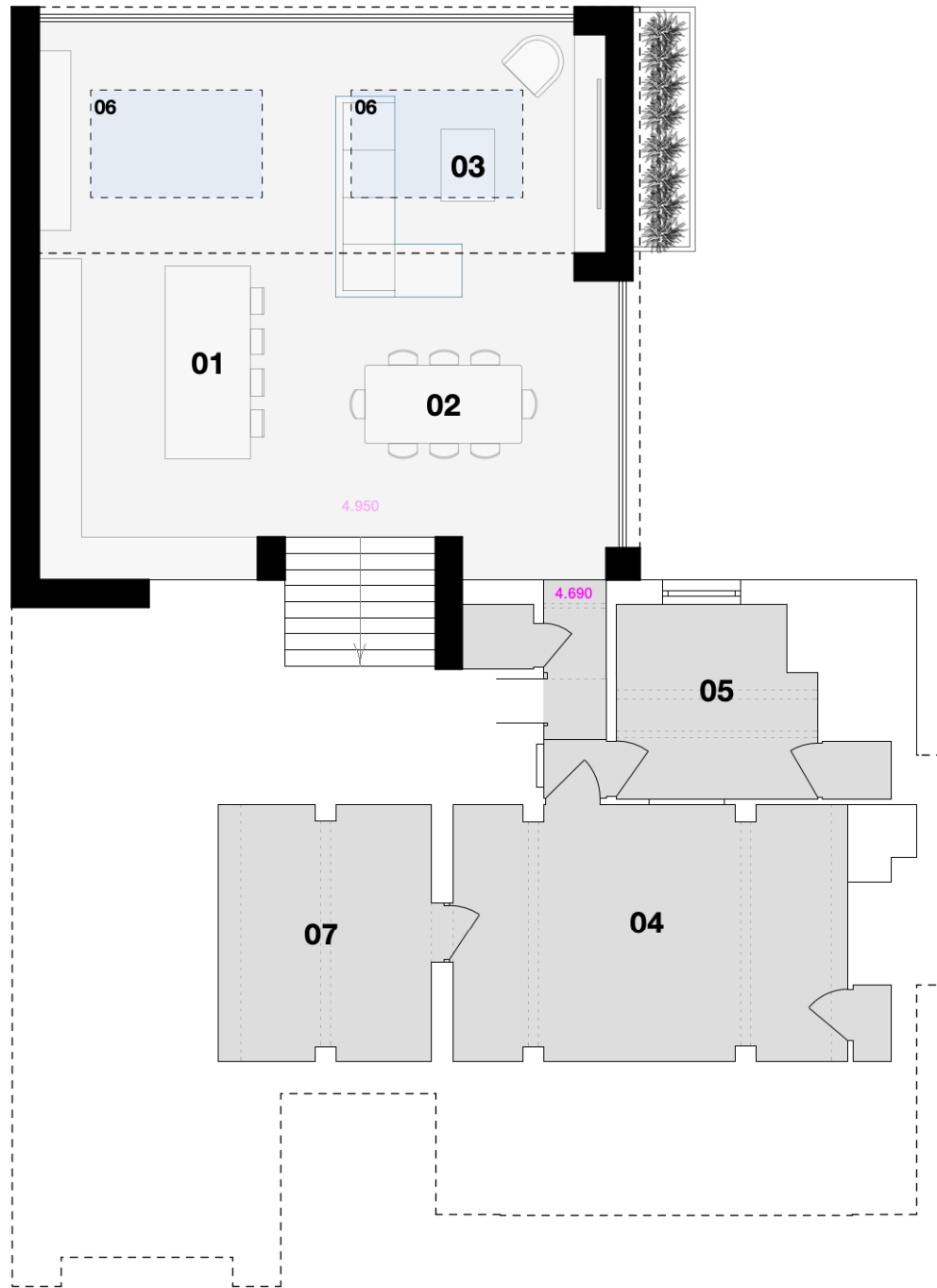
REV_A_2024.04.16 FLOOR PLAN UPDATED TO SHOW CHANGE IN EXTENSION HEAD HEIGHT.

PROPOSED GROUND FLOOR PLAN

SCALE 1:100 @ A3

2301 43A

52 ORCHARD AVENUE, POOLE



ROOM KEY:

- 01:** KITCHEN
- 02:** DINING
- 03:** LIVING
- 04:** GAMES ROOM
- 05:** UTILITY
- 06:** ROOFLIGHT ABOVE
- 07:** STORE

KEY:

- EXISTING WALLS
- PROPOSED WALLS
- TO BE DEMOLISHED

0 1 2 3 4 5 10m

REV_A_2024.04.16 FLOOR PLAN UPDATED TO SHOW CHANGE IN EXTENSION HEAD HEIGHT.

PROPOSED LOWER GROUND FLOOR PLAN

SCALE 1:100 @ A3

2301 44A

52 ORCHARD AVENUE, POOLE

MARLOW ARCHITECTS




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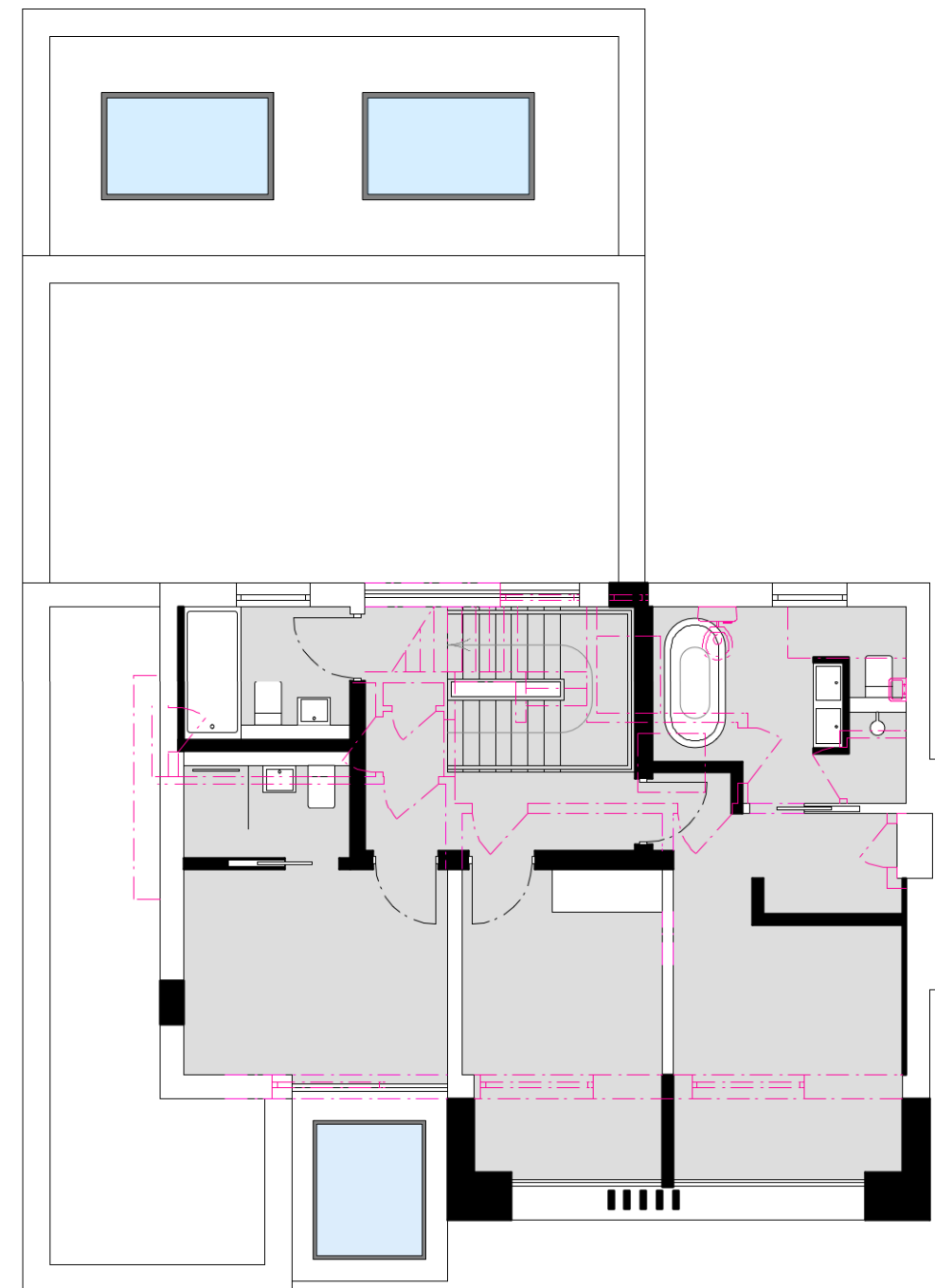
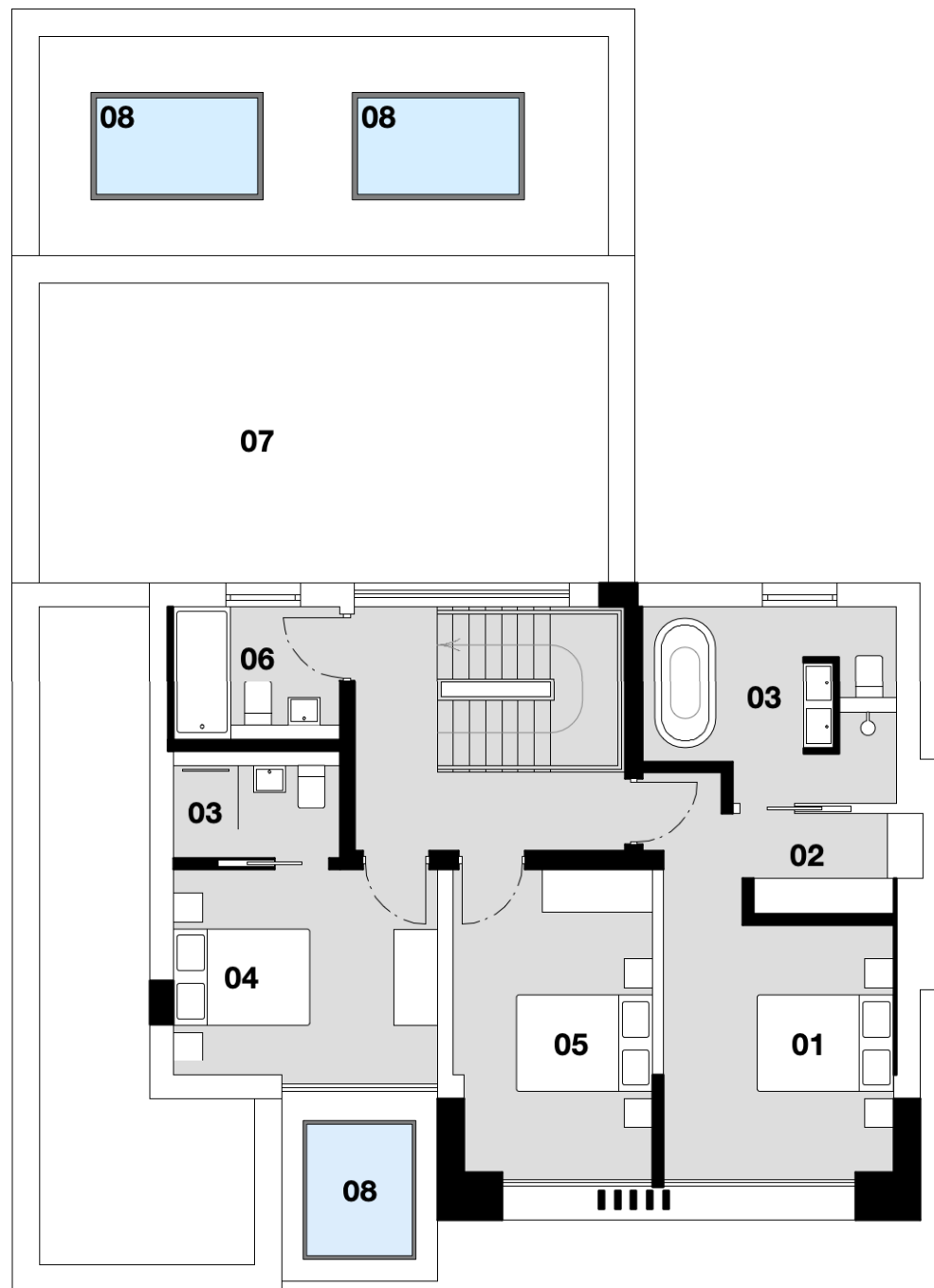
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ROOM KEY:

- 01:** MASTER BEDROOM
- 02:** DRESSING ROOM
- 03:** EN-SUITE
- 04:** BEDROOM 2
- 05:** BEDROOM 3
- 06:** BATHROOM
- 07:** FLAT ROOF
- 08:** ROOF LIGHT

KEY:

-  EXISTING WALLS
-  PROPOSED WALLS
-  TO BE DEMOLISHED



0 1 2 3 4 5 10m

REV_A_2024.04.16 FLOOR PLAN UPDATED TO SHOW CHANGE TO EXTENSION ROOF.

PROPOSED FIRST FLOOR PLAN

SCALE 1:100 @ A3

2301 45A

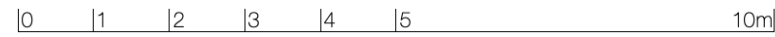
52 ORCHARD AVENUE, POOLE



THE OUTLINE OF THE FRONT ELEVATION FOR THE PROPOSED BUILDING MATCHES THE PARAMITERS SET BY EXTANT APPROVAL APP/23/00910/F

FRONT ELEVATION (SOUTH EAST)

SCALE 1:100 @ A3



NO.56

NO.54

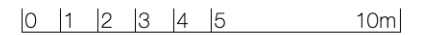
NO.50

NO.48

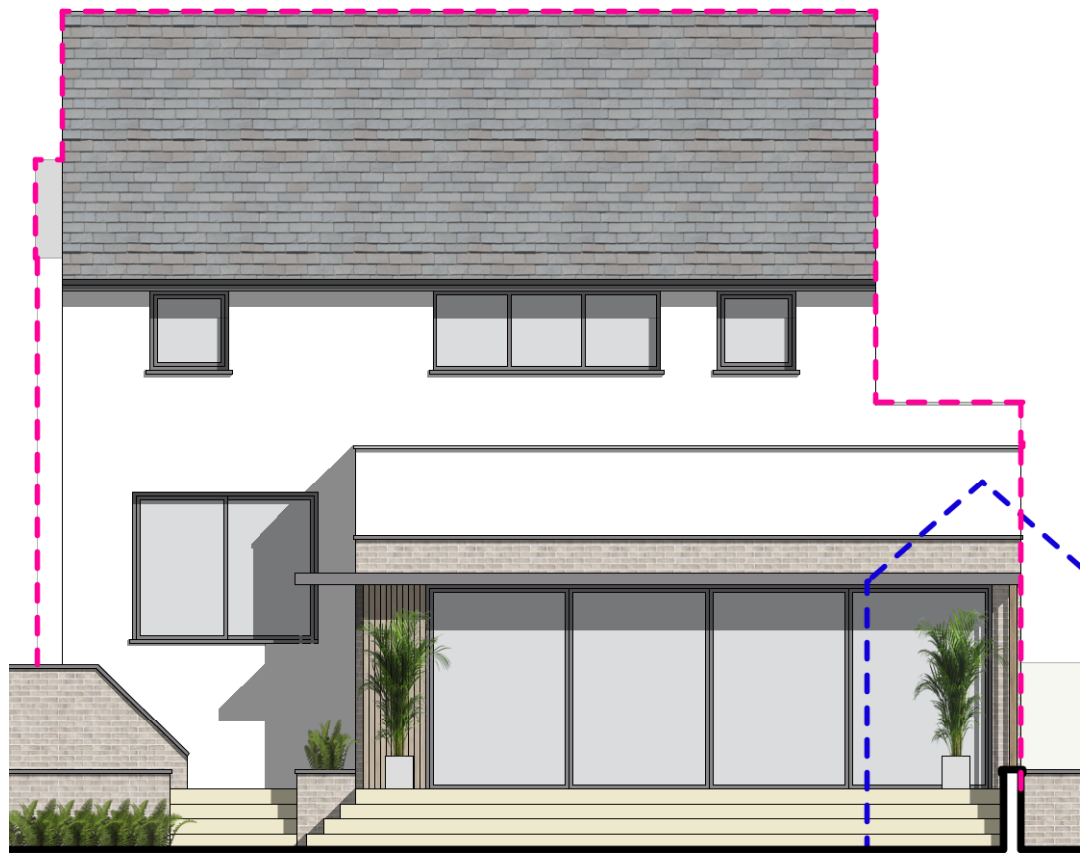


INDICATIVE STREET SCENE (ORCHARD AVENUE)

SCALE 1:200 @ A3

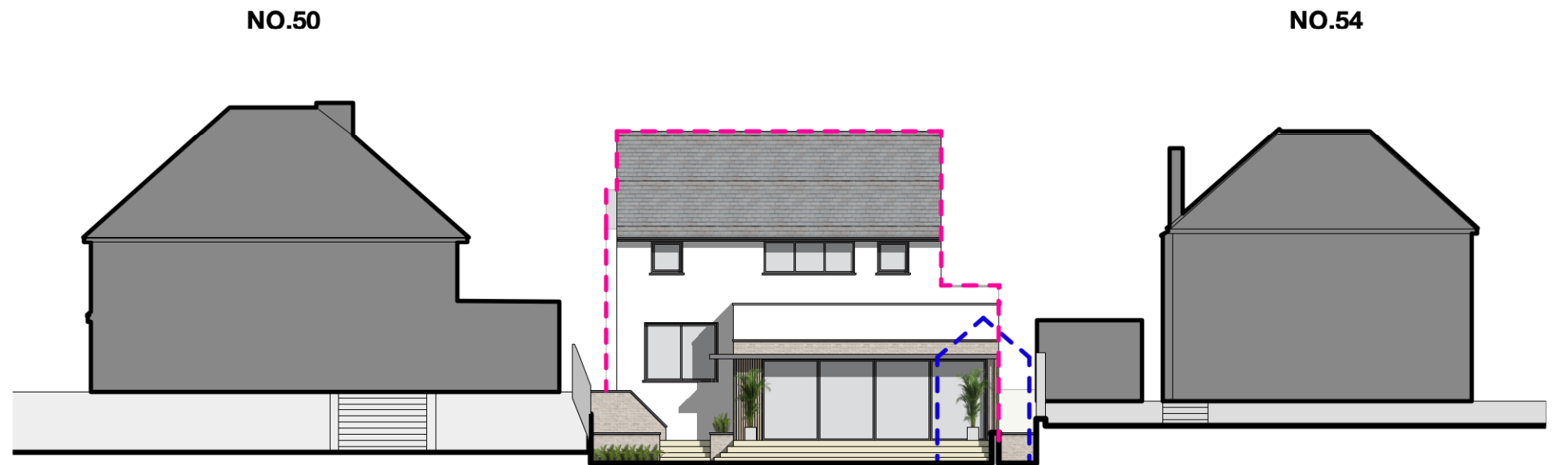


--- OUTLINE OF APPROVED APP/23/00910/F



REAR ELEVATION (NORTH WEST)
SCALE 1:100 @ A3

0 | 1 | 2 | 3 | 4 | 5 | 10m



INDICATIVE SITE SECTION (NORTH WEST)
SCALE 1:200 @ A3

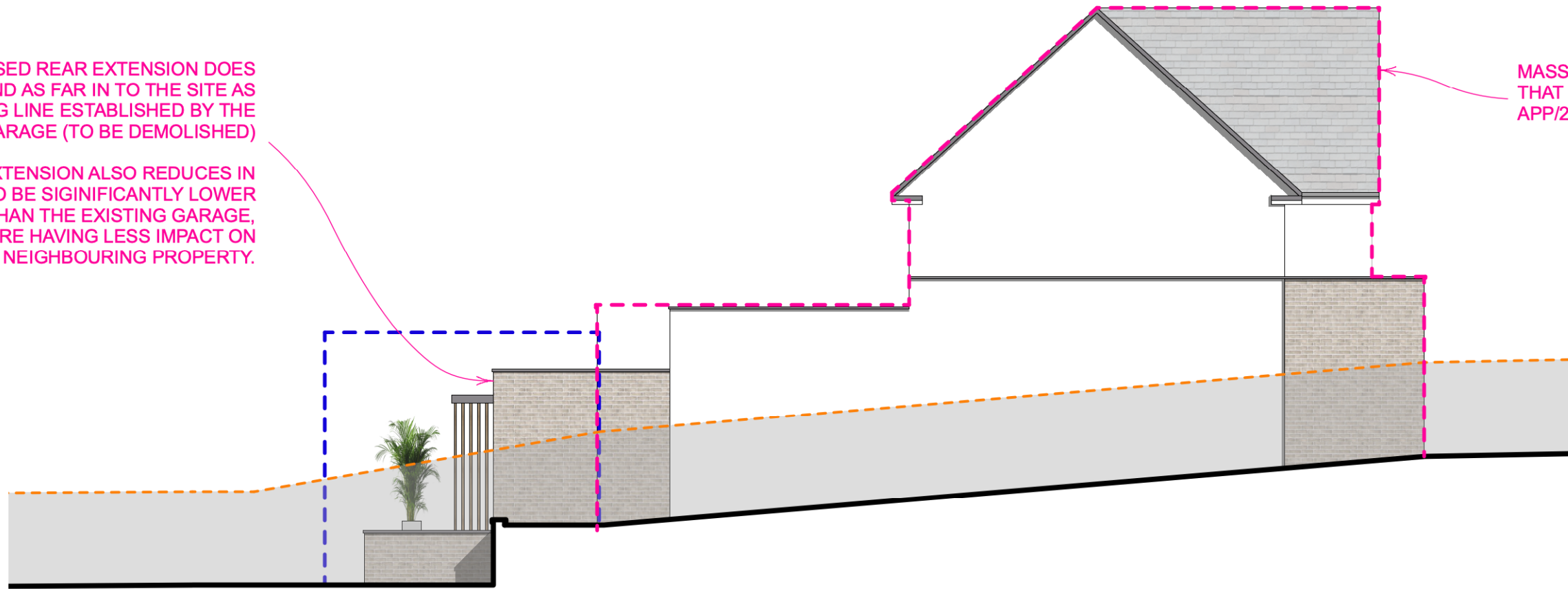
0 | 1 | 2 | 3 | 4 | 5 | 10m

- OUTLINE OF EXISTING GARAGE
- OUTLINE OF APPROVED APP/23/00910/F

THE PROPOSED REAR EXTENSION DOES NOT EXTEND AS FAR IN TO THE SITE AS THE BUILDING LINE ESTABLISHED BY THE EXISTING GARAGE (TO BE DEMOLISHED)

THE EXTENSION ALSO REDUCES IN HEIGHT TO BE SIGNIFICANTLY LOWER THAN THE EXISTING GARAGE, THEREFORE HAVING LESS IMPACT ON THE NEIGHBOURING PROPERTY.

MASS TOWARDS STREETSCENE MATCHES THAT OF THE APPROVED APPLICATION APP/23/00910/F



SIDE ELEVATION (SOUTH WEST)

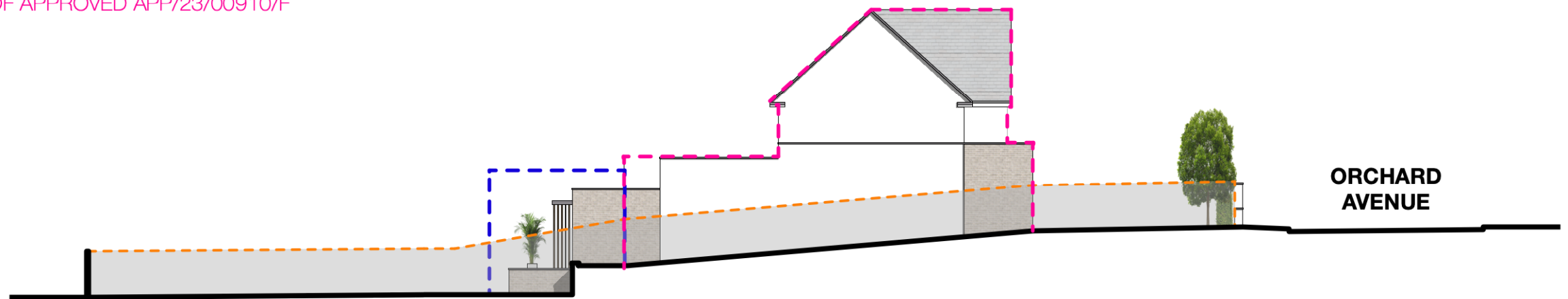
SCALE 1:100 @ A3

0 1 2 3 4 5 10m

----- OUTLINE OF BOUNDARY FENCE

----- OUTLINE OF EXISTING GARAGE

----- OUTLINE OF APPROVED APP/23/00910/F



INDICATIVE SITE SECTION (SOUTH WEST)

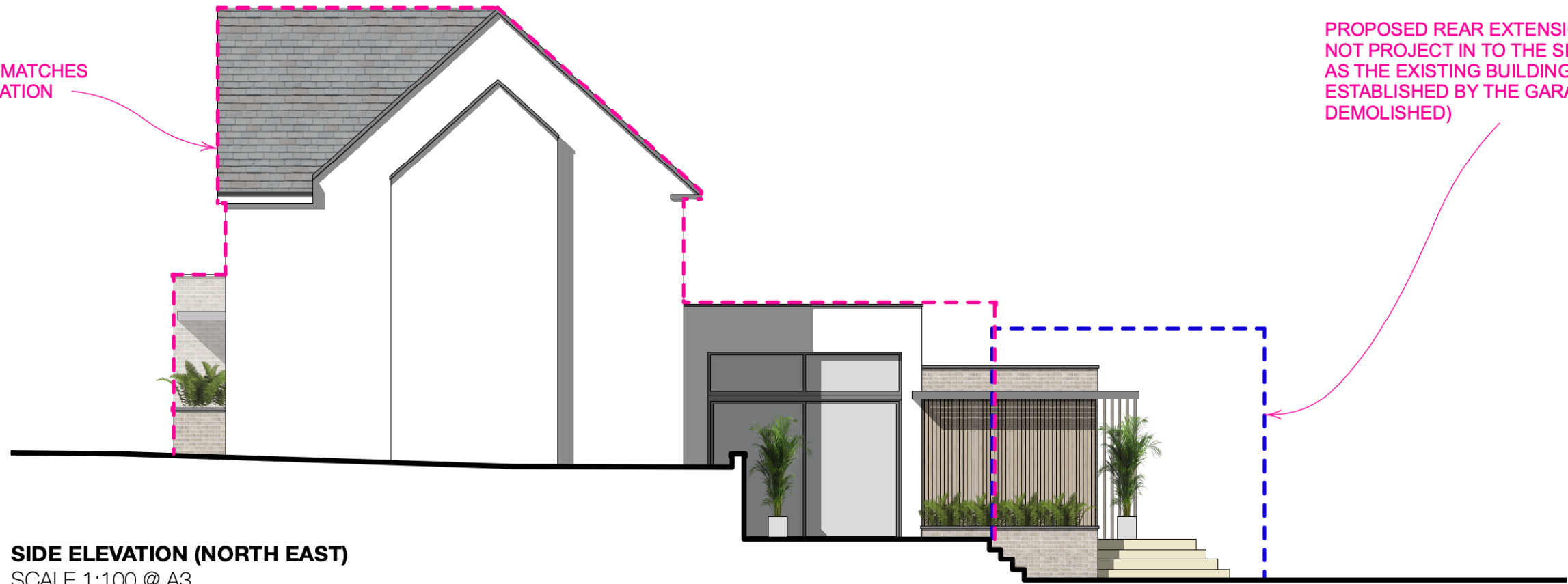
SCALE 1:200 @ A3

0 1 2 3 4 5 10m

ORCHARD AVENUE

MASS TOWARDS STREETSCENE MATCHES THAT OF THE APPROVED APPLICATION APP/23/00910/F

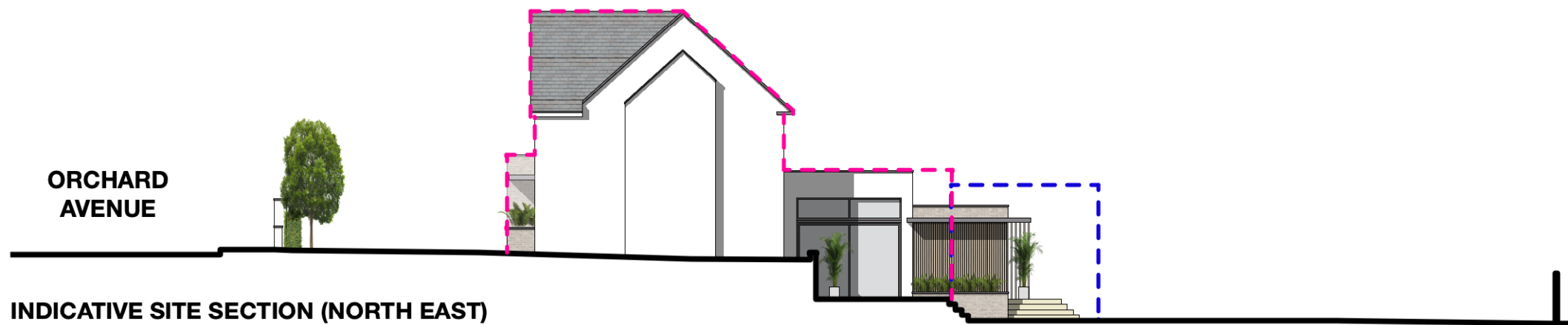
PROPOSED REAR EXTENSION DOES NOT PROJECT IN TO THE SITE AS FAR AS THE EXISTING BUILDING LINE ESTABLISHED BY THE GARAGE (TO BE DEMOLISHED)



SIDE ELEVATION (NORTH EAST)
SCALE 1:100 @ A3

0 | 1 | 2 | 3 | 4 | 5 | 10m

- OUTLINE OF EXISTING GARAGE
- OUTLINE OF APPROVED APP/23/00910/F



INDICATIVE SITE SECTION (NORTH EAST)
SCALE 1:200 @ A3

0 | 1 | 2 | 3 | 4 | 5 | 10m