



211 Newmarsh Road – description of proposal for planning application

The application site is located on the south west side of Newmarsh Road and is set in an area which is residential in character, consisting of detached, semi detached and terraced houses of mainly two storeys. 211 Newmarsh Road is a semi-detached two storey property with an attached garage located at the side. A wooded area within a public open space lies directly behind the house.

The house is currently arranged as two double bedrooms and a single box room on the upper floor with a living room, kitchen/dining room and conservatory at ground level which is an addition to the original house. The house is occupied by four adult siblings and the intention of the proposal is to improve the house to provide a double size bedroom for each sibling along with improved shared living space.

The proposal is for the replacement of the existing conservatory with a new extension at the rear of the property. The existing attached garage at the side of the house will be refurbished into a habitable room and connected through to the house to create a new bedroom. Further internal modification to the interior of the existing house at ground floor will create an additional bedroom at ground floor making a total of 4 double sized bedrooms in the house overall.

The existing garage door is to be replaced with a new window matching the style of the existing windows at the front of the house and set into a new brickwork panel built from a brick matching the existing brickwork of the host property. At the front the building footprint and form are preserved as existing. Therefore there will be no negative impact to the character and rhythm of the street scene.

To improve the living accommodation, it is proposed to remove the existing conservatory which does not provide year round usable space for the occupants. In it's place a flat roof extension containing living and dining space is proposed. This existing kitchen/dining space will be renewed and connected through to create a light and modern open plan space providing an appropriately scaled living space for the family.

The proposed extension extends 3.6m into the garden (which is approximately 1m less than the existing conservatory) and across the full width of the house including the rear of the attached garage to the side. The flat roof extension is approximately 3.2 m high to the parapet wall around its perimeter (but lower overall than the conservatory ridge line). The garden of the house is approximately 7.5m wide and 11m long from the back of the main house. Consequently, the loss of garden amenity space is negligible.

Any physical and visual impact on the adjacent property at 209 Newmarsh Road along the line of shared boundary is minimised due to the presence of extensions that have been constructed at the rear of 209 Newmarsh Road. Any physical and visual impact on the property at 213 Newmarsh Road is limited by the presence of the access pathway to the garden of 213 which lies between the properties and due to the side garage of the neighbouring property which is immediately adjacent.

The proposed rear extension will be built from a brick matching the existing brickwork of the host property. Windows, doors and rooflights to the extension which is located to the rear of the property and cannot be viewed from the street will be of a contemporary style.