



# EVANS & CRAWLEY

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Development Control  
Three Rivers Council



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SJC/DJP

The proposal seeks to construct a single storey rear extension that projects 5.500 metres off the back wall of the former house. It is noted that this cannot be applied for under the 'larger home scheme' as because of the fall of the land, the eaves height is approximately 3575mm high. The new flat roof is considerably lower than the existing single storey rear elevation. Because of the fall of the land, a small rear timber terrace is shown that is 800 higher than the garden level. On the boundary line with number 98 a closed boarded fence will be erected to the side of the terrace to prevent overlooking into the garden. Note that there is already a 2000 high fence along this boundary

Several other properties have had approval for an extension of this side along the road including recently number 4 –24/0207/FUL and number 121 22/1944/FUL

A new flank window is to be installed and this is off set from the window to number 102 hence does not overlook same.

The current thinking is for a loft conversion to be installed however there is insufficient headroom in the existing loft –the applicant is 6'3" tall. The proposals is therefore to lift the ridge by 300mm allowing adequate space for future conversion. The bungalows along Penrose Avenue all have differing height ridges (some are two storey) hence the proposal would not be out of place or appear overly high. Numerous properties have gable ends where there were previously hipped roofs

There is currently no off street parking to the front of the property. The existing kerb and road are at the same level as the pavement hence three parking spaces have been adequately shown. Because of the level kerb, no dropped kerb is required.

Photos



Front elevation



Rear elevation



Rear elevations showing the existing single storey extension