

14 Frome Road New Garden Annex

Applicant: Mark and Antonia McElney

Supporting Information

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Site Context and Site Photographs

13 Frome Road sits on the North west side of Frome Road within the village of Beckington Conservation area.

The house is unusual as it sits perpendicular to the street. The property is not Listed.

The property has been extended in the past under two planning approvals.

Rear Single storey extension
071851/001 - approved 1991

Two storey side extension
071851/008 approved in 2002

Both have been built to approved proposals.

Planning permission is sought to add a new free standing small garden annex at the end of the garden.

Permission is required as the proposed annex will be built within 2 metres of the site boundaries, and the ridge level will exceed the 2.5m permitted development height limit.

The proposed annex sits within permitted development guidelines in all other respects.

The proposed site is at the far end of the applicants' garden. Here the site is contained within existing rubble stone walls and retaining wall separating them from 3 neighbouring properties and their gardens.

The rear wall is a 2.2 - 2.3 high old stone retaining walls - with the neighbour's garden, The Loft - Mount Pleasant sloping up to the north.



Top left
View of house from far end of the garden.

Top Right
View of house from rear garden

Middle far left
View down garden looking north-west

Middle right
View of proposed site



Bottom left
Proposed site - west and north boundary stone walls and retaining walls

Bottom right
Proposed site - east and north boundary stone walls and retaining walls

Proposal - Appearance

The proposal is for a small single room annex with adjacent shower room so that the room may be used as a study cum office space and additional bedroom.

As proposed sleeping accommodation the annex will be built to required Building regulations and will therefore comply with improved thermal performance requirements.

The building will be a simple rectangular form, under 4 metres in depth, that sits within the three stone wall boundaries leaving a comfortable well drained perimeter pathway round the sides and rear of the building.

The rear and side facades will be constructed and finished in a handmade brick - selected to tie in with the local red and terracotta window surrounds, chimneys, and roof tiles and compliment the adjacent stone walls and houses. (Brick is also a naturally fire rated finish - to comply with Building Regulations.)

In contrast, the front facade - looking back at the main house, changes to a softer and open timber framed and fully glazed facade.

A gently pitched roof sits over the annex with generous overhang over the front facade.

The roof will be finished in a sustainable timber cladding system - tying in with the timber framing of the glazed facade and providing a soft, elegant but natural and light weight finish to the roof, eaves, and gables - visible over the boundary walls from neighbouring gardens.

The proposed extension causes no loss of amenity to neighbours privacy or overshadowing.

In compliance with Local Policy DP7 (Design and Amenity of new development), the proposal is designed to be both usable and adaptable for various uses and changing owners.

The proposed build, required to be fully compliant with current Building regulations will be durable and sustainable.

Selected material are of high quality, and appropriate to the local setting.



Handmade brick used within a contemporary design



Use of Brick with Timber cladding



Example of timber roof cladding and eaves, (with hidden gutters)
Dwelling By Hutch Design



Cedar clad extension to Listed property -
The Old Rectory, Buckland Dinham
Abi McGillivray Architecture



Heat treated - modified Abodo timber suitable for use as roof and wall cladding - with improve longevity and thermal performance