



Front Elevation to 15 Mytten Close



Front/Side 'Public' Elevations facing Mytten Close



Rear Elevation to 15 Mytten Close



Site Appraisal

15 Mytten Close is a detached house and is not located within a conservation area nor within an area at risk of flooding. The house occupies a corner plot and presents two elevations to the public realm of Mytten Close.

The proposals include a single storey side/rear wraparound extension, a (part) garage conversion, new enclosed porch structure, dormer window to first floor side elevation and internal reconfiguration.

Scale:

The proposed extensions to the property are limited in scale and are in keeping with the size of the existing house and its plot. The proposed works have been arranged to have no impact upon the amenity of its immediate neighbours.

Prevailing Character:

15 Mytten Close is a residential area characterised by substantial detached houses located on generous plots with mature landscaping, similar in style and period to the application scheme.

Blend in :

The proposed modification to 15 Mytten Close take their reference from the neighbours and the existing house. The proposed palette of materials has been composed to blend in with the existing building. The existing palette is complimented by the use of Zinc for the new areas of roof/eaves detailing – the zinc is a more contemporary material, which is finished in Pigmento Brown, to compliment the existing colour of the tile hung elevations.

Materials:

The proposed extension will be constructed in materials to match/compliment the existing house.

VMZinc cladding is proposed to the new roof verge/eaves detailing – which is a robust material with no planned maintenance required, and remains colour stable for the duration of its life.

The zinc is proposed as Pigmento Brown to sit comfortably with the existing material palette of the house.



View towards neighbour from front of house



View towards existing garage



View of existing garage facing rear garden



View of existing open sided porch

Amenity:

The proposed modifications to the existing house have been sited carefully to avoid any loss of amenity for neighbours. The proposed new dormer at first floor level (side elevation) includes new windows (to replace the existing roof windows) the new windows are appropriately sized and will be fixed and obscure in accordance with planning guidance for windows on the side elevation. The applicant has discussed these and the wider proposals with their neighbours.

Daylighting:

The proposed alterations will include full height glass doors, windows and rooflights .

Flood Assessment:

Not required

Refuse and Recycling:

No change to the bin store to the front of the property.

Trees:

No significant trees in the vicinity of the proposals

Conclusion

These proposals are intended to upgrade the existing house to provide an open plan kitchen diner as well as larger living room and ancillary spaces such as cloak and boot area and utility, all of which are essential components for contemporary life, without the works impacting on the amenity of its neighbours.

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