

REF: DM/ 25/0500

20 Oldlands Ave, HA.

SITE VISIT REPORT SHEET

Date of Visit: 11.3.25

Officer: AT.

THE SITE (Is block plan correct, levels, trees, highways/access, materials?)

Established road of semi-detached bungalows - mainly with front gabled projections facing onto road.

No 20 has lower brick walls with white rough render + white UPVC windows, plain tile - no rooflights at front. Large front parking space - gravelled + paved.

ADJOINING LAND (Land use, adj. trees, boundary treatment, materials?)

N - paved space at front, rear 2m c/b fence, then 5ft fence

S - shared driveway with No 18 with concrete drive between. No 18 has 3 g/f windows (1 obs) + 1 x 1st fl bungalow (obs) + dormer.

E - rear garden, fence at bottom, next to No 18's garage. Angled boundary.

W - rear blank wall

STREET SCENE (What is the general character like? Would this be sympathetic?)

- 1 x obsc window at No 18 is forward of rear extn.
- At No 24 - Kitchen window nearest boundary, then obsc windows, then conservatory.
- Extn on boundary seems too close / imposing on No 124
- rear addition with pitched roof to line up with 18 ok - smaller

OTHER COMMENTS (Main issues, Neighbour Notification correct, any action required?)

18, 18, Oldlands Ave.

✓ 124, 126, Grand Ave

✓ 122 + ? 13 } check on site.

✓ 14, Old Av. } ← need to send letters.