

INTRODUCTION:

This application for Householder Planning Permission has been prepared by Victoria Mustard Architects on behalf of the owner.

THE SITE:

Ty Gwilym is a detached 4 bed house with attached double garage, located on a private road on the outskirts of East Grinstead.

PLANNING HISTORY:

25/3137 Approval for conversion of the garage into living accommodation, with a new detached garage. Removal of category U tree.

PROPOSAL:

This application seeks similar approval to the previously approved scheme, with the addition of the extended main roof with first floor extension.

The existing attached double garage is to be converted to increase Living Room space, a Gym & Home Office. The main roof is to be extended to the side, to allow a cat slide roof to extend over the flat roofed garage and integrate it better with the house. To achieve this, the main ridge is also extended, to ensure the roof pitches remain cohesive. Where the new roof is extended, a 1st floor extension is proposed to create a Master Ensuite Shower Room and Dressing Room.

The front elevation is covered with unsightly services pipes and small windows, and the proposal seeks to tidy up the façade and improve the arrangement of windows whilst re-routing or removing external services. The existing entrance doorway is to be slightly widened, to fit two narrow sidelights either side to admit more light into the dark entrance hall. The new entrance door is to have an open porch with hipped roof to match the main roof.

At the rear, the garage and kitchen windows are to be replaced with bifold doors, improving the connection with the garden. The existing curved bay window is to be simplified, with the removal of the central doors and upgrade of replacement windows.

The conservatory/Utility at the side of the house is to be upgraded with raised brick walls supporting a replacement tiled roof with rooflights. A new detached double garage is proposed in the garden, in a similar manner to the previously approved application. A new landscaped driveway with newly located entrance gates is also proposed.

CONCLUSION:

The integration of the flat roofed garage with the main house helps to unify the building and simplify its form, whilst keeping with the architectural typology of the dominant hipped roof form, typical of arts and crafts houses built in the early 20th century.



View of front of Ty Gwilym, with Utility on the left and double garage just visible on the right



View of rear of Ty Gwilym with the flat roofed garage in the foreground.