

Supporting statement

We are proposing a comprehensive renovation to future-proof our home and ensure we can comfortably remain here for the considerable future. Presenting the full scope at once will minimize disruption for our neighbours and reduce environmental impact. Undertaking the work in a single phase significantly shortens the duration of disruption and allows for greater efficiency in resource utilization, including deliveries, tradesmen, and equipment. We are aware that other properties on the street have undertaken similar improvements.

To illustrate similar property designs, I've taken a few pictures of houses within a 10-minute walk of ours. The majority of these examples are within a 30-second walk or visible from our windows.

Wrap around porch/lean too

The current entrance configuration, even with the existing porch, presents significant challenges. The limited space causes coats and shoes to snag the door, making entry difficult—particularly when managing our two dogs.

Our proposed design, which connects the new side lean-to with the existing porch, will create a much more accessible and functional entrance. Additionally, it will establish a hallway of appropriate size for the house, improving overall convenience and flow.



Rear ground floor extension

This is a standard feature for properties in the area, largely due to the typically small size of existing kitchens. We are proposing a full-width extension extending 3.4 meters, which will still sit back from our neighbours' 4-meter extension.

Rear first floor extension

We are proposing to extend the first floor outwards by 3.4 meters, aligning with the ground floor projection, to utilize the structure and create an additional bedroom. To maintain the 45-degree angle from our neighbours' window, this upper extension will be limited to a width of 3.3 meters. Similar extensions are fairly common in the area, with a few properties having even extended the full width at the rear.



Garage

The existing garage is in need of repair, particularly its leaking asbestos roof. Our proposal to demolish the current structure will allow for the safe removal of the asbestos and ugly concrete. This will allow us to construct a new garage featuring a modern design that complements the overall aesthetic of the house.

By relocating the garage back to the boundary, we will effectively gain approximately 9m² of usable garden space, even after incorporating all the proposed extensions. Concerning the increased ridge height, the garden slopes away at the boundary. This slope is taken into consideration, resulting in a new height that is only a 0.6m increase, necessary for the use of more standard building materials.

