

APPENDIX 1

Precedent study

A1.3 Existing precedent along Balmore Drive

It was not only important to focus on no.87. but also the wider context along Balmore Drive and the precedent of roof design and approach to extensions. The following represents a study undertaken to explore this theme and how the existing street scene may influence the proposal.



Photo 1. View from the front of the proposed scheme, showing the impact of the existing landscape and garage on the openness. Whilst attractive, the site clearly does not have a dramatic level of openness nor reason why this area should not be extended.



Photo 2. This view from the rear of the property highlights the current level of openness which is negligible. The trees are numerous and positioned in a way almost entirely blocking any view from the front to the rear and visa-versa.

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Photo 3. Neighbouring property showing construction directly against the border and nearly up to the neighbours eaves level with a stepped side elevation. In principle the neighbour could replicate this, resulting in a two storey solid built mass, connecting 2no. pairs of properties.



Photo 4. An existing property showing development between the pairs of two storeys including the roof space. The distance between the two properties is less than 1.6m here. The proposal is far greater at nearly 6m between the neighbours ground floor level and 7m at the first floor. Note the differing roof designs showing a large side dormer to the left and projecting hip to the right. Both examples showing a stepped side elevation.

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Photo 5. Neighbouring property showing an extension greater than two storeys high including roof mass. It is reasonable to assume the neighboring property will be able to develop to match that of the neighbour which again would result in a gap of only 1.6m between the houses full height to roof level.



Photo 6. A large two storey plus roof extension on a similar corner plot to no.87. This shows a large reduction in the sense of openness and a change of roof form from hip to gable.



Photo 7. A large two storey extension including extensive roof volume. The ground floor is only a matter of inches away from the neighbouring boundary, with the first floor just over half a meter away. The proposal discussed within this application is nearly 6m away between the closest elements.



Photo 8. This is a very clear example of a large two storey/ roof extension constructed almost directly on the boundary. This is considered much more obtuse in many cases such as mass and volume when compared with the proposed scheme, but highlights the important role of using the landscape to reduce the visual impact on the site and surrounding area. The garage projection is also notable and in line with the existing bay.



Photo 9. A further example of the theme of a large full height extension very close to the neighbouring boundary. This is approximately only 0.8m away from the boundary line and shows a multitude of projections and step-backs/ step ins.

Photo 10. This example is located directly opposite the proposed scheme. It shows an existing building doubled in width and very close to the neighbouring property. The extension is full height and clearly reduces the level of openness. Note the roof here directly relates to that proposed with a stepped down, stepped back hip.



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- Photo 11. These next two local examples highlight the many extensions inline with the existing ridge. Photo 11 shows the side dormer extending the ridge line and appearing now asymmetric when viewed as a pair of semi-detached dwellings.
- Photo 12. This example is very similar to photo 11, whereby the ridge has been extended and added onto. It is clear there is no consistent dialogue when extending along this road.



Photo 13. This example reinforces the idea of many extension approaches along this single road, with a change from hip to gable and its associated extended ridgeline. The building looks asymmetric as a pair which is synonymous with the organic nature of development along the road generally.



Photo 14. Photo 14 shows houses 1 & 2 located directly opposite the proposal. Both properties exhibit vastly different approaches with additional full height projecting bay and ridge extension to no.1. Along with its large double garage and separate detached building located further along. This house is considered the most prominent along the road as this is the first property ones sees when entering the road. House no.2 does not have an additional bay but does have a large 2 storey side extension and is in close proximity to the neighbouring boundary. The proposal submitted is a direct reflection of these two properties and exhibit no more than what has already been completed in these two dwellings, located directly opposite the proposal.

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Please note, all of the examples shown are located directly on Balmore Drive, with most key examples very close or directly opposite the site.