

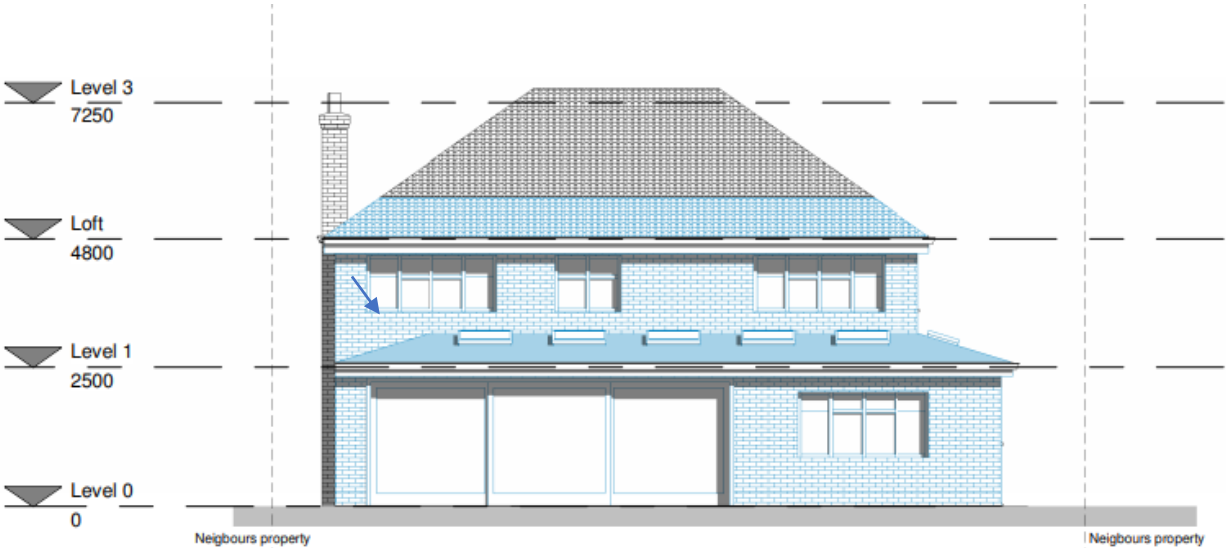
Site Photographs in support of planning application for extension to 25 Grosvenor Road

Background

Compared with the initial proposal, both, the single-storey (ground floor) and double storey (first floor) extension plan have been reduced drastically in size and bulk. The double storey (first floor) extension was reduced from 4.5m to 3m and the single storey (ground floor) component was reduced from 6m to 4.5m to the rear and down to 1.5m to the side.

We have also introduced a slope to the single storey extension to the neighbouring property no. 23 (to left of drawing) to reduce the profile and impact of the ground floor extension part (see small blue arrow).

We feel that the slightly wider ground floor rear/ side extension component (see drawings below and detailed full drawings submitted separately) will give a more balanced and pleasing appearance to the design (rather than having a flat rear wall) as well as allowing more light into the centre of the ground floor living spaces via the velux windows, both from the rear and the side. Keeping the wrap-around at the same width will allow for a consistent pitch and harmonious appearance.



2 **Rear elevation - Proposed**
1 : 100

Current situation (rear view of no. 25)



Current Situation:

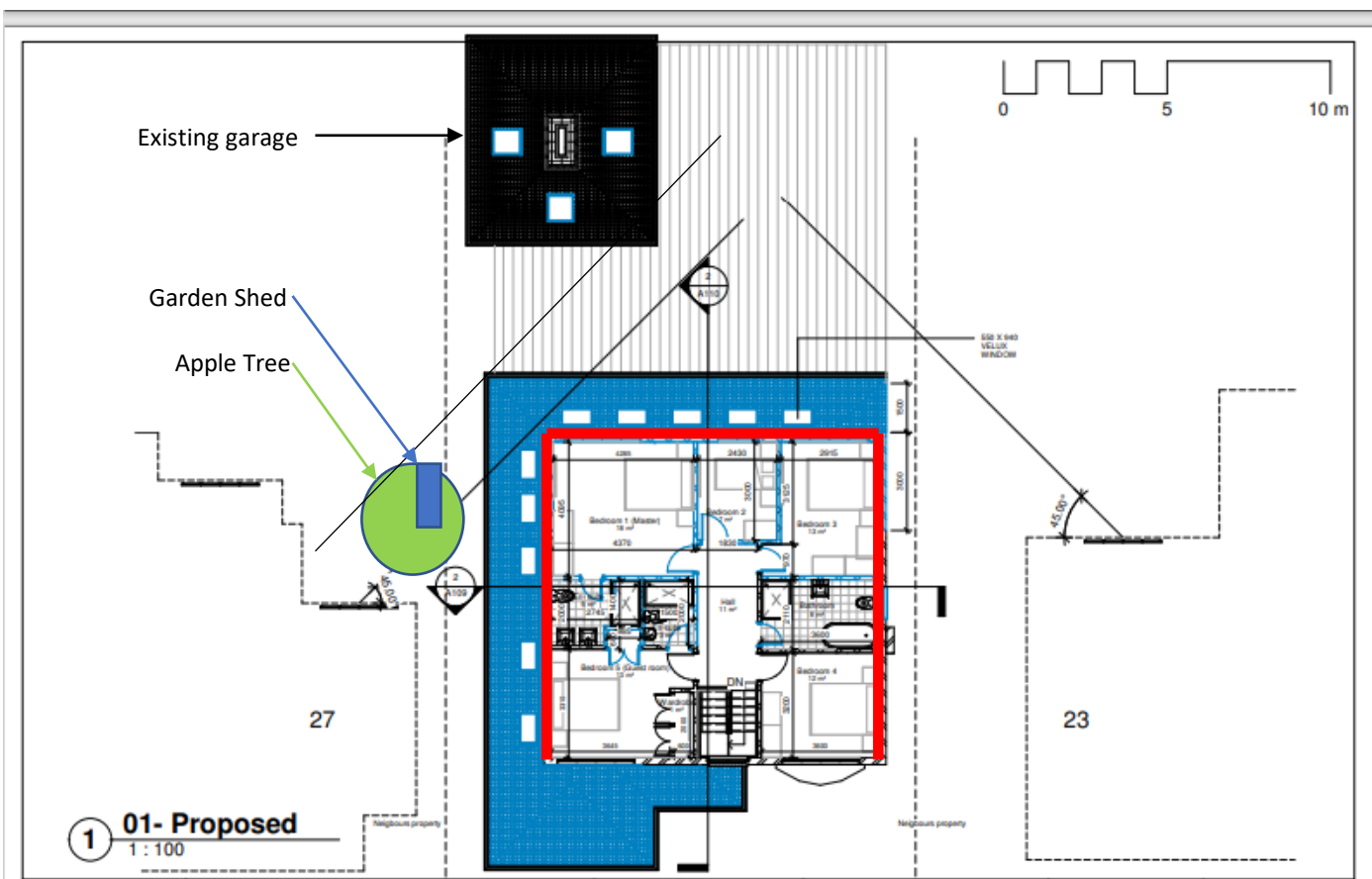
Rear view of Property with no. 23 to the left and no. 27 to the right.

The rear of the house is south-facing.

The depth of the existing conservatory (which will be removed and replaced with rear extension) is 4m depth.

Following consultation with our neighbours from no 23 and no 27, the new **ground floor extension** is planned to extend **4.50m** to the rear, whereas the first floor extension extends **only 3m** to the rear – staying within the permitted limits.

The requirements for the 45 degree rule (light levels to the nearest habitable window of adjacent properties), are clearly met for both, no 23 and no 27, with respect to the first floor extension component (see drawing on next page with 1st floor extension outlined in red).



Red line demarcates the outline of the first floor extension (restricted to 3m from existing rear wall and within the permitted range).

This graph shows compliance with the 45 degree rule for light requirements for the first floor rear extension component for **BOTH** neighbouring properties, no. 23 and no. 27.

Regarding the potential impact of the ground floor rear/ side extension, the 45 degree rule is not infringed upon for **no 23**. (see drawing).

Please see below site photographs illustrating the current situation in relation to **no. 27**, where the ground floor side/ rear extension is anticipated to not have a significant impact on light, with the single storey side/ rear extension being kept to minimum height with a very low 17 degree pitch and side height of only 2.5m. existing structures and planting.

Potential impact on light and general bulk of extension relating to no. 27 Grosvenor Road.

Current situation:



Above: View from rear of no. 25 - from back garden (south to north) in line with existing side drive bordering with No.27.



View from front of property no. 25 (north aspect) looking towards no. 27 on the left:
The planned side extension will be 1.5m (middle of current wooden gate, level indicated by arrow), leaving ca 1.64m to adjacent property border/ fence. Please note that at 1.5m, the planned side extension is significantly less in width than the existing car port roof (blue outline), which is 2.4m.

Existing structures/ measurements for reference (carport)



Above: To help visualise dimensions, the photo shows current the side drive with existing carport at 3m height (against the building), sloping down to 2.60m. The width of the carport is ca 2.40m. The width of the side drive, from side wall to the property border (fence), is ca 3.14m.

Dimension of planned extension (super-imposed)



The **planned side extension** will only measure 1.50m in width, max height 3.3m sloping down to 2.5m – please see outlined in blue.
The residual side access and distance to border will measure ca 1.64m)



Apple tree on property no 27 hiding the nearest window to neighbour’s side extension.
(see subsequent photographs).



View from existing level of conservatory of no. 25 over to property no 27.
Nearest window is indicated by yellow arrow. Please note neighbour’s shed to the right of apple tree
(indicated by blue arrow) adjacent to property fence.

Please also note that no.27 has a double-storey rear extension (small black arrow) that extends to a similar level as the planned 1st floor/ double-storey component of the extension plan for no. 25.

With regards to size/ bulk of the extension, please see areal views presented below showing the neighbouring property no. 27 to be of similar or even larger size compared with the proposed extension for no. 25.

Further Photographs showing relation of neighbouring property no. 27.



Above:

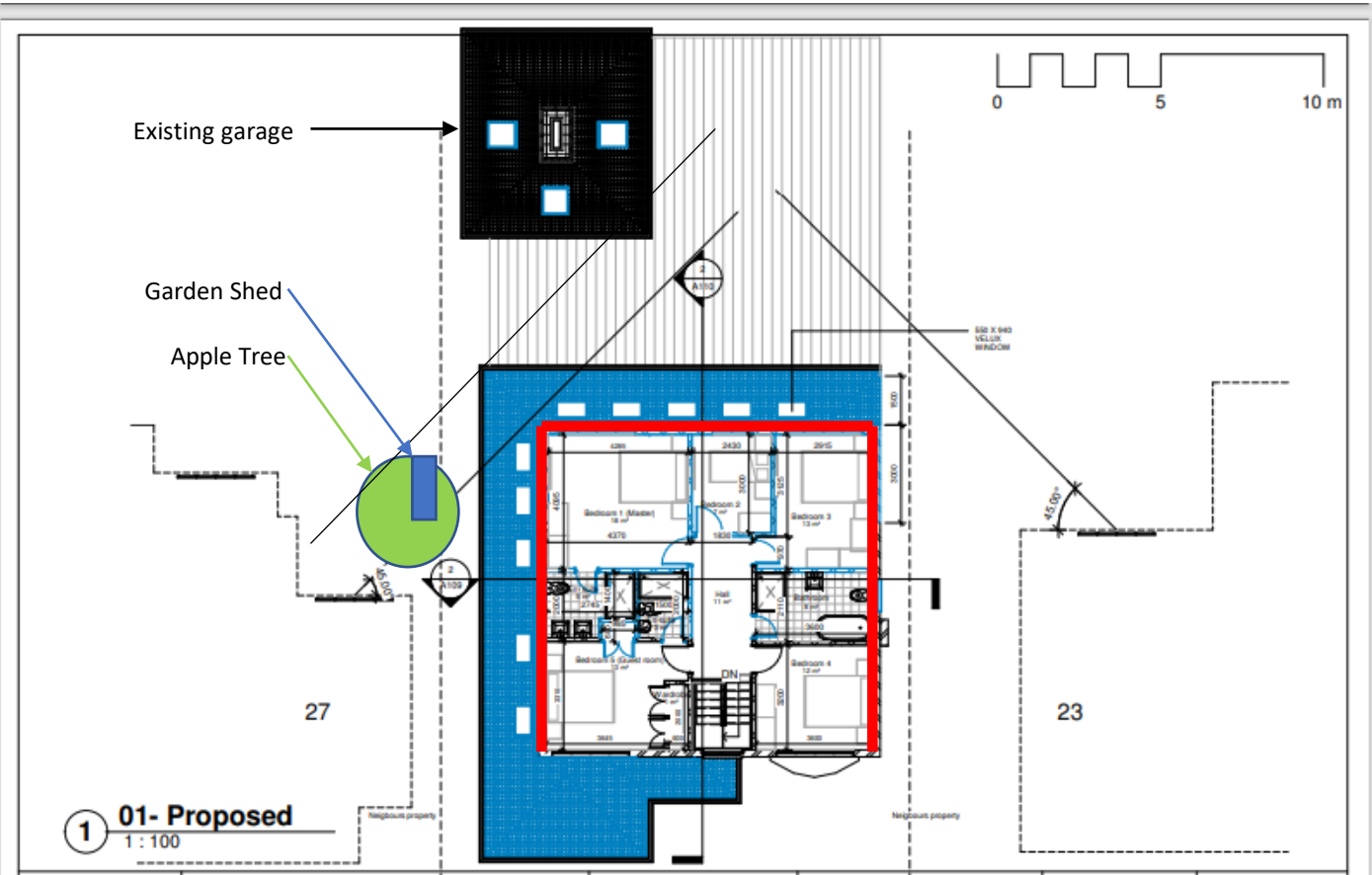
Nearest window of no. 27 (indicated by yellow arrow), which is part of a side extension to the neighbouring property



Left:

Photograph taken across from no.25 to no. 27 (west to east) at the level of the apple tree – showing the upper edge of the kitchen window to no. 27 side extension.

Site drawing with relevant structures as shown in previous site photographs



Google Maps satellite views to illustrate site

Please note that the images have been rotated 180 degrees (south is above, north below) to keep aligned with above architectural drawings, which are oriented this way).



Apple Tree and (hidden) shed at no. 27

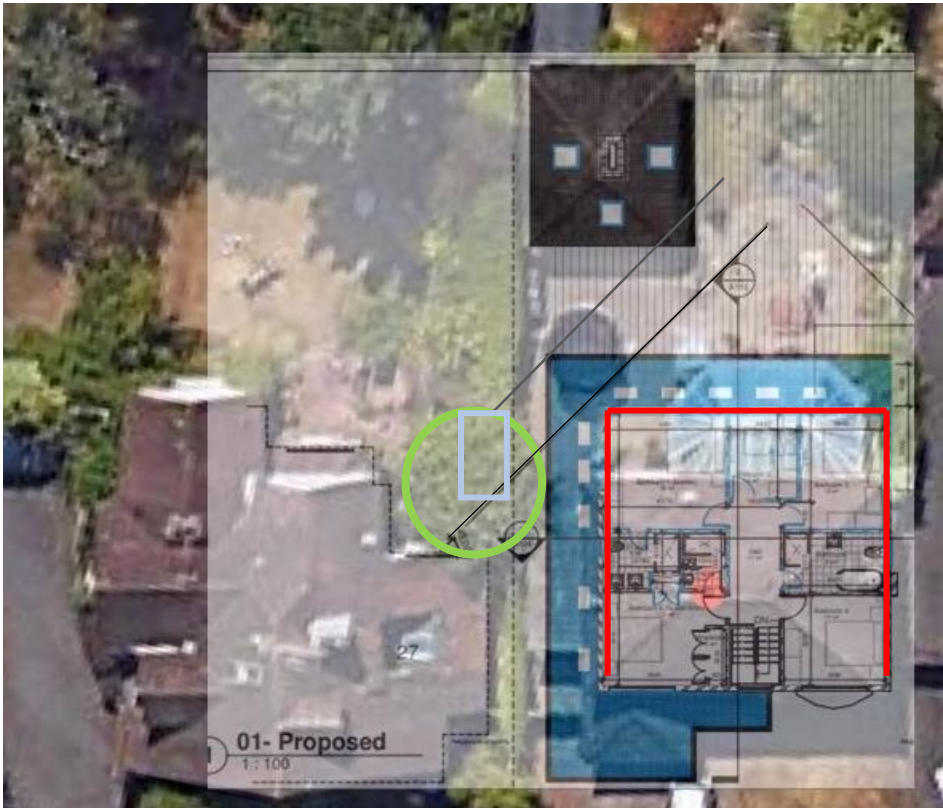


Apple Tree (& shed hidden underneath) at no. 27



Above: Detailed view of structures affecting light for no. 27.

Below: Super-imposed extension plan for no 25. and relevant light angles (first floor profile in red and ground floor in blue). The first floor (double-storey) extension (in red) does not obscure the 45 degree light angle. The ground floor extension (blue) is kept at minimum height (2.5m) and pitch (17 degree). This, as well as considering the existing shed and large tree (green circle) on the neighbour’s property, means that there should be no significant reduction in light for this space.



Further site photographs illustrating situation



Above:

View across from no. 25 to no. 27 (west to east) – showing garage on the right.



Left:

Existing garage no. 25 in foreground. At ca 4.2m height, this is significantly taller than the ground floor part of the planned rear/ side extension.

The ground floor component of the new side/ rear extension the rear/side extension is expected to have relatively little impact on existing light levels for no.27.

The first floor extension, only extending 3m to the rear, has already been shown not to adversely affect light levels to the nearest habitable window at the prescribed 45 degree angle (see diagrams above).

Site photographs showing relation to no 23 Grosvenor road.



View from rear garden (south) across to neighbouring property no. 23 Grosvenor Road.





Front view from Grosvenor Road side (north), showing no. 25 on left and no 23. on right.

Photographs demonstrating ample parking space for No. 25 Grosvenor Road (3 cars)



Front view of no 25. showing ample parking space for 3 cars.



1 00 - Proposed Vehicle Parking Spaces
1 : 200