

Design Rationale:

Pre-Planning advice was sought prior to this application. This and by the nature and constraints of the site have led the development of this design.

The width of the site and our reluctance to overbear or overlook on either neighbour whilst maintaining a reasonable width for living space within the dwelling has been taken into consideration, these factors have determined the Northern and Southern building boundaries.

The need for car parking/turning on the frontage, the view to retain as many trees as possible and maintain a "green" garden along with the constraint to limit the two story element to not extending beyond the rear "building line" of 75 Long Lane have by their nature determined the Western and Eastern building boundaries. The location of these boundaries therefore has set the siting of the dwelling.

The orientation of the dwelling has been determined by the front entrance needing to be to the drive and the rear being the quality space to the garden. Extending the lower storey towards the garden gives us the usable space that we need to create a reasonable living area and kitchen.

On the first floor, two of the three bedrooms have been given garden views, leaving the bathroom and bedroom 2 overlooking the drive. All windows and doors have been positioned so as not to overlook the neighbouring properties or their private garden areas.

The surrounding properties have had influence on the style of the proposed dwelling. We believe that slate tiles on a hipped roof are complimentary to the design and that facing brickwork inset with painted timber windows and doors will enhance its appearance. All these factors considered, in our opinion enhance the appearance of the street scene.

