



**ALTERATIONS TO ADD FIRST FLOOR ACCOMMODATION TO EXISTING BUNGALOW
CONVERSION OF INCORPORATED GARAGE TO HABITABLE ACCOMMODATION**

10 DRUMMOND WAY, CHANDLERS FORD, SO53 1TX

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Introduction

This application is for the addition of a first floor of accommodation to the existing single storey dwelling, incorporating 3no bedrooms, en-suite and bathroom.

Also included is conversion of the small incorporated garage to living accommodation.

The existing ground floor accommodation is replanned to relocate all 3no bedrooms to the first floor.

Previous Planning Application

A previous planning application, ref. H/23/94738, was refused permission in April 2023. The reasons for refusal related to the design of the rear dormer window, which was of flat roof design and spanned across the rear of the roof, and also that inadequate car parking had been demonstrated.

Discussions have since taken place with the Case Officer to establish a more suitable design for the rear of the house and also to demonstrate that the required car parking can be accommodated within the curtilage of the dwelling.

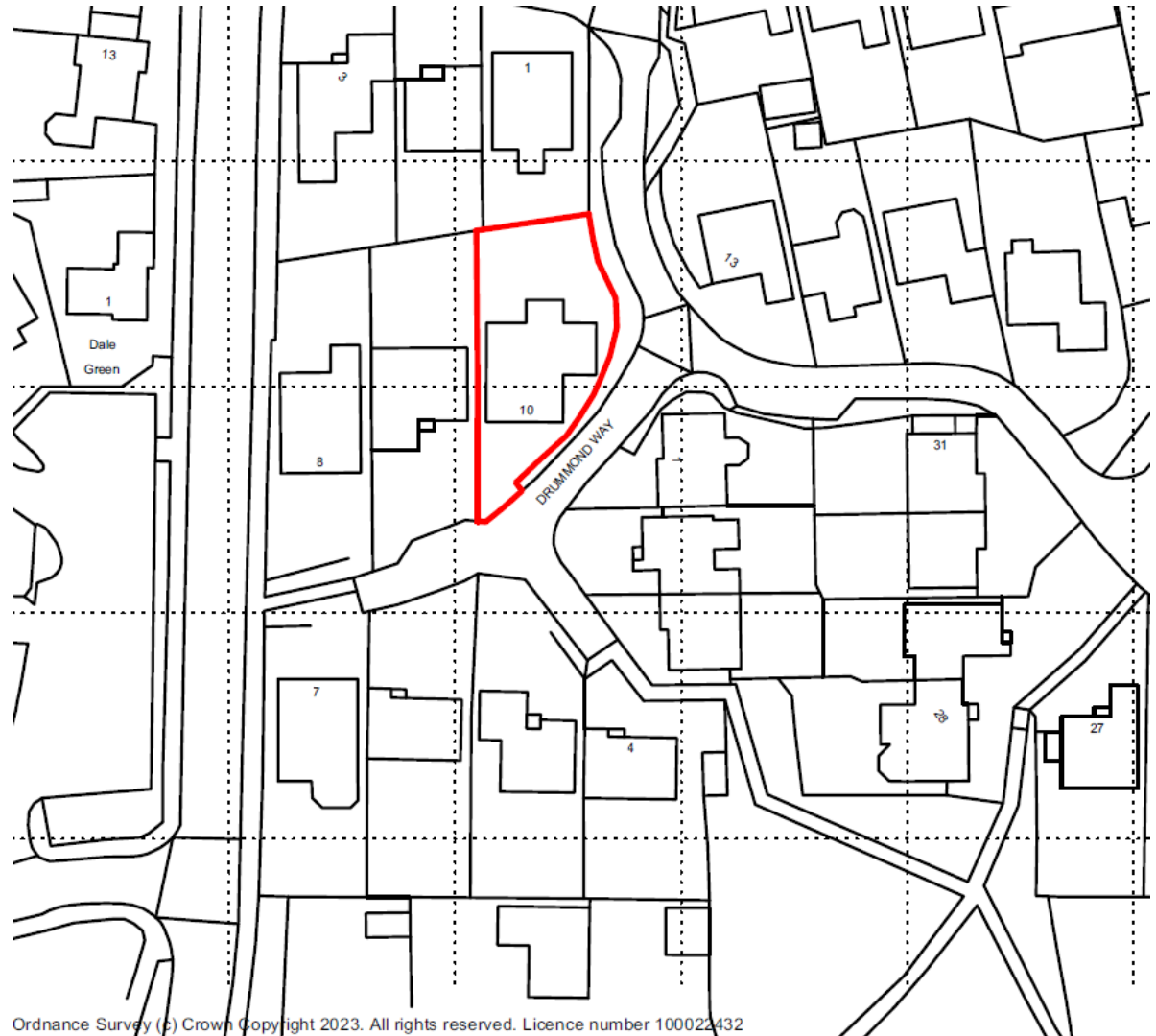
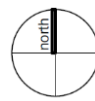


Location & Site

Drummond Way is a cul-de-sac located to the East of North Millers Dale and accessed via Ormesby Drive.

The application site is located immediately on the right hand side upon entering the cul-de-sac.

The properties in Drummond Way are arranged orthogonally around the Y-shaped road.



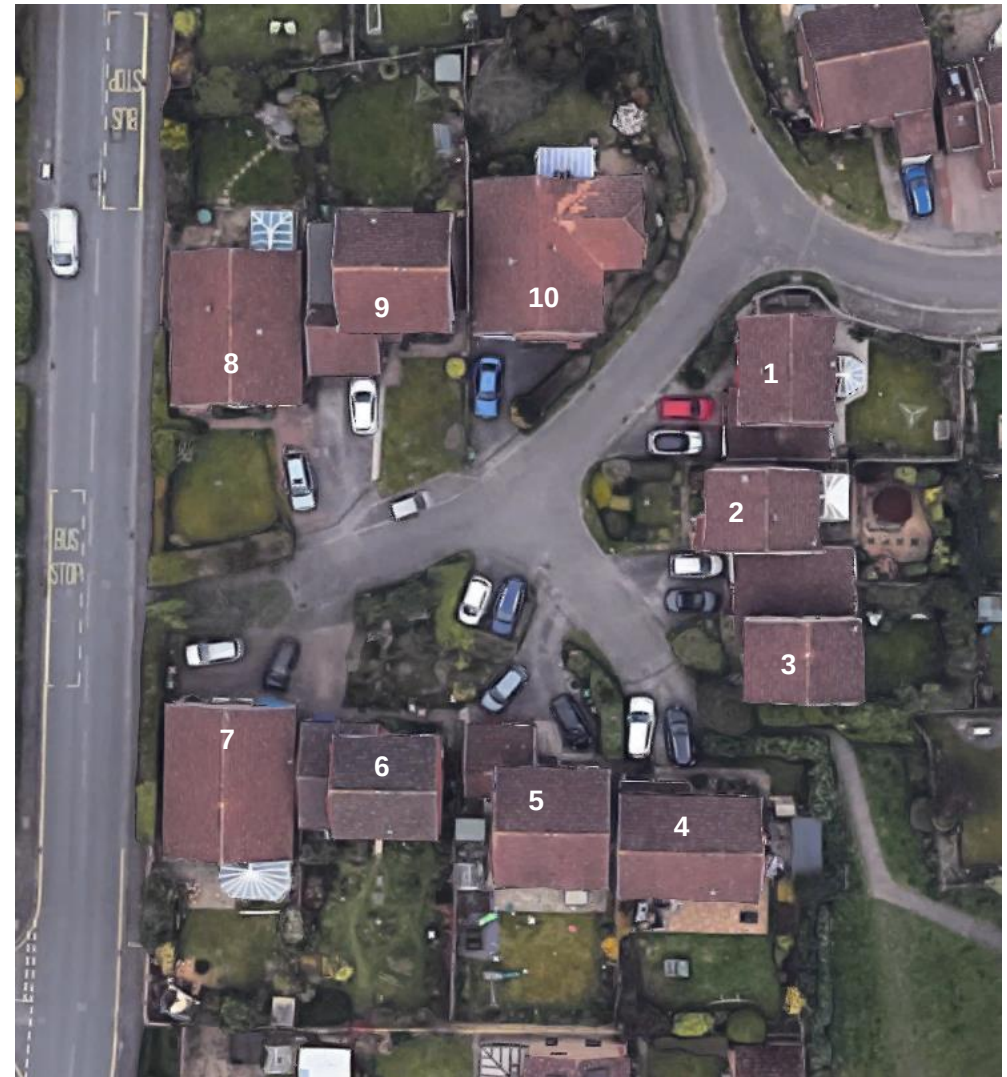
Existing Site Context

Drummond way is accessed via Ormesby Drive from the North East, between nrs 1 & 10.

There are 3no bungalows in Drummond Way: nrs 7, 8 & 10. The other properties are two storey houses. All have small driveways at the front and attached or incorporated garages.



View into Drummond Way from Ormesby Drive



Existing Site Context

The existing houses are of simple design, rectangular in footprint, with ordinary gabled roofs. There is a variety of materials used, with red and buff brickwork, timber cladding and concrete pantiles.



Nr 9 Drummond Way



Nrs 1 & 2 Drummond Way



Existing Building

10 Drummond way is a bungalow constructed of buff brickwork and timber boarded walls and concrete pantile roof.

The adjacent house, nr 9, is a two storey property with darker brickwork and timber boarded walls.



View of 10 Drummond Way from the front



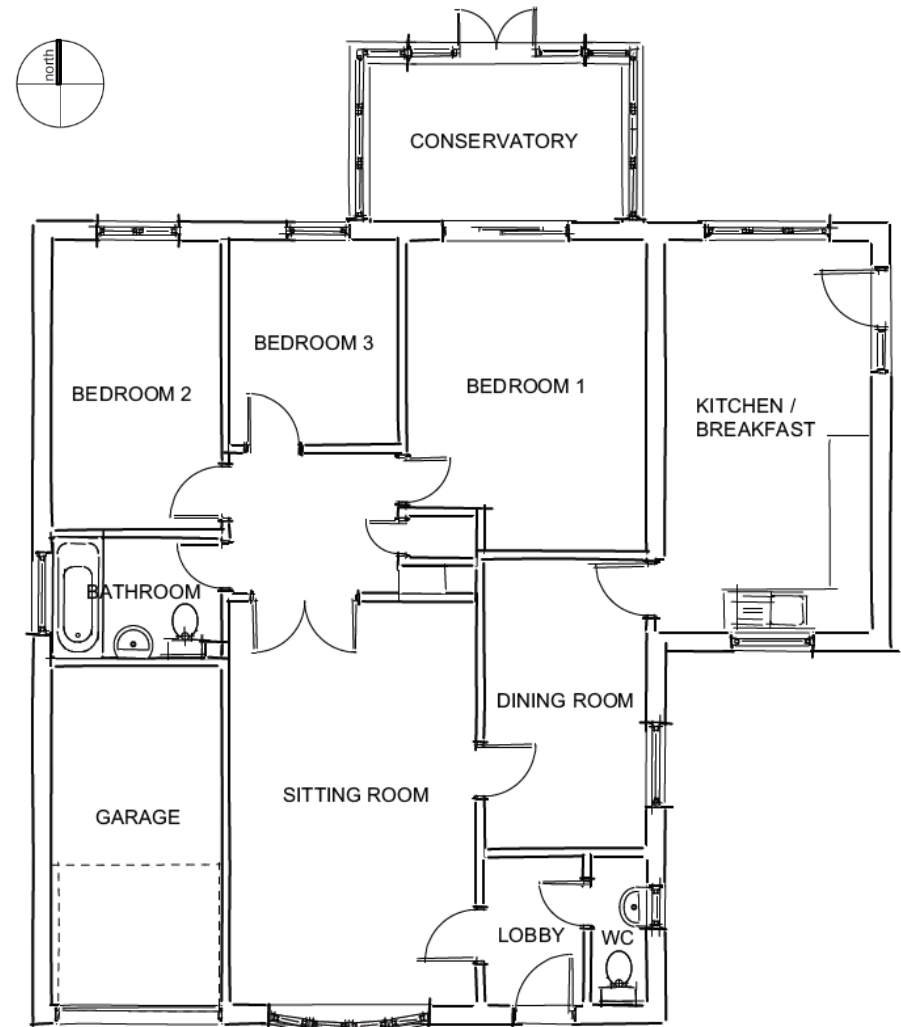
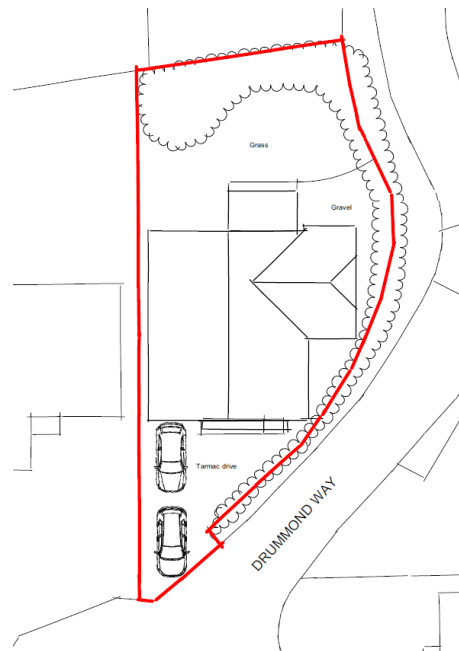
View of 10 Drummond Way from the rear

Existing Building

The existing house has 3no bedrooms, sitting room, dining room, kitchen, conservatory, bathroom & WC. An incorporated garage is located to the front left, but this is too small to be used currently for car parking.

The accommodation is planned with the living spaces generally at the front and the 3no bedrooms to the rear, along with the conservatory.

The kitchen and conservatory are clearly previous extensions to what would have otherwise been a rectangular footprint.



EXISTING GROUND FLOOR PLAN



Design Proposals

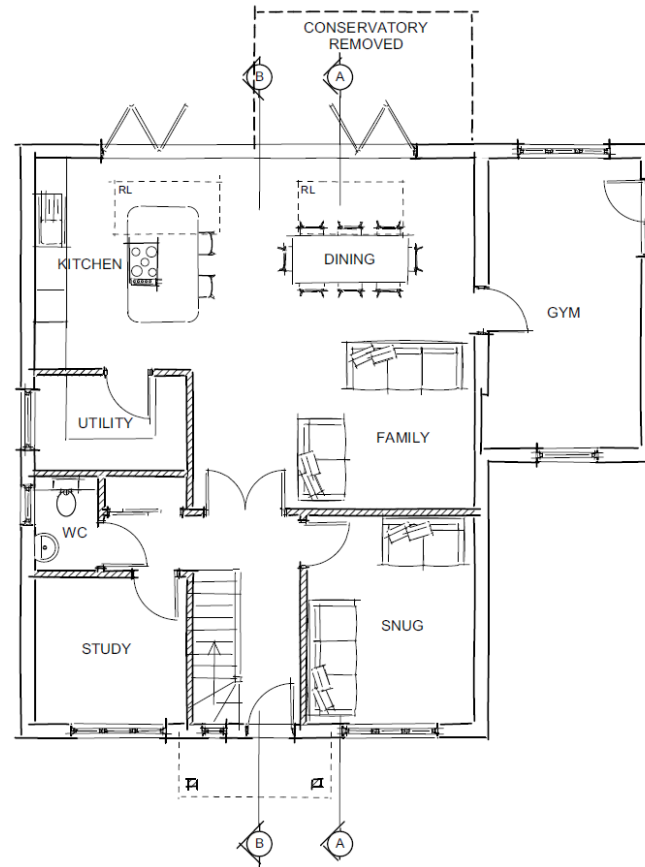
The applicant wishes to remove the existing roof and add a first floor of accommodation.

The new first floor would then incorporate the 3no bedrooms, en-suite and bathroom.

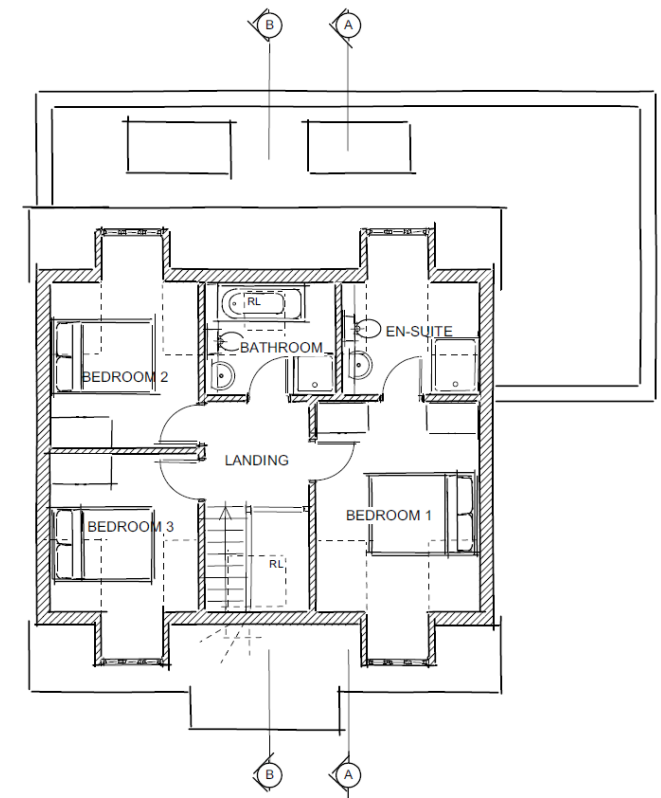
The ground floor is re-planned to accommodate the living spaces within the existing footprint, with a more open plan arrangement to the rear.

The existing kitchen would become a gym and be re-roofed with a flat roof that also wraps around the rear of the house over part of the new kitchen/dining room.

The conservatory would be removed.



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

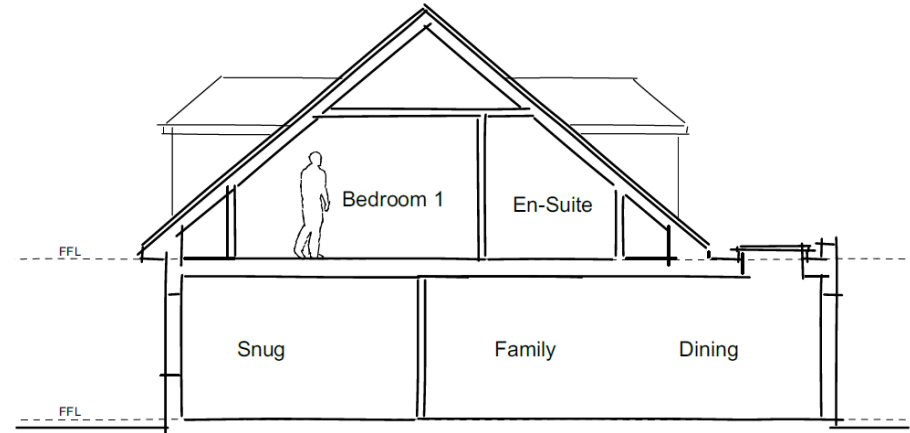
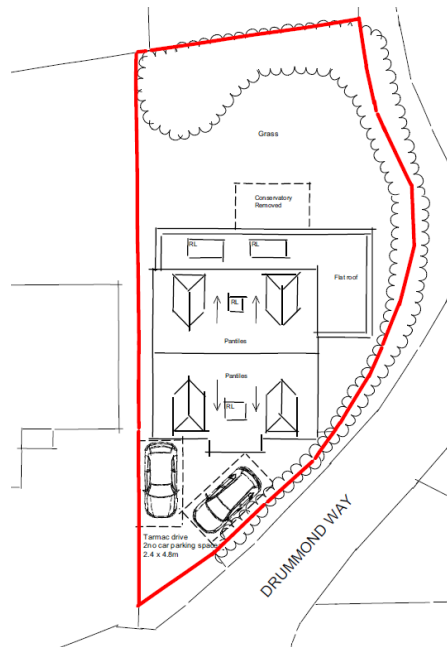


Design Proposals

In order to add the first floor accommodation without raising the roof to a full 2 storeys, the ridgeline has been turned through 90 degrees and the eaves raised slightly, to create a chalet-bungalow in style.

The eaves-line is maintained at the frontage, with dormer windows to provide outlook and headroom in the front bedrooms.

At the rear, there are dormers matching those at the front. The rear of the kitchen/dining room is then a single storey flat roof that wraps around over the gym.



PROPOSED SECTION A



PROPOSED SOUTH ELEVATION

Materials

The materials proposed have been chosen to match or replicate the existing materials on the house and other properties locally:

GF Walls – Buff brickwork to match existing house.

FF Walls – Composite cladding boards to replicate timber boarding as seen locally.

Roof – Concrete roof tiles to replicate those locally.



Summary

Access

Access from the highway is via the existing driveway.

The front door is relocated to the centre of the façade and will provide an improved entrance hallway to the property.

Vehicle Parking

The existing garage measures 2.39 x 4.78m internally. It is not possible to use this to park a car and it is significantly smaller than the minimum size given in the EBC residential car parking standards document.

The existing property can accommodate 2no cars parked on the front driveway. The proposals will not increase the number of bedrooms and will not affect the current parking arrangements.

Biodiversity

A Phase 1 Bat survey has been undertaken by Vesper Conservation & Ecology Ltd. This has identified only low potential for Bat use and has not recommended any further survey work is required.

Trees

There are no trees or hedges on site which would need to be removed or pruned to facilitate these proposals.

Refuse

The current bin storage and collection arrangements will be unaltered by these proposals.

Drainage

Surface water and foul drainage will be connected into the existing systems on site.

Design

The proposed new roof has been reorientated and designed in such a way as to maintain a low eaves-line to the frontage and avoid any more significant raising of the ridgeline.

The proposed materials visible from the public realm have been chosen to either match the existing or to replicate those of other properties in Drummond Way and the local area.

