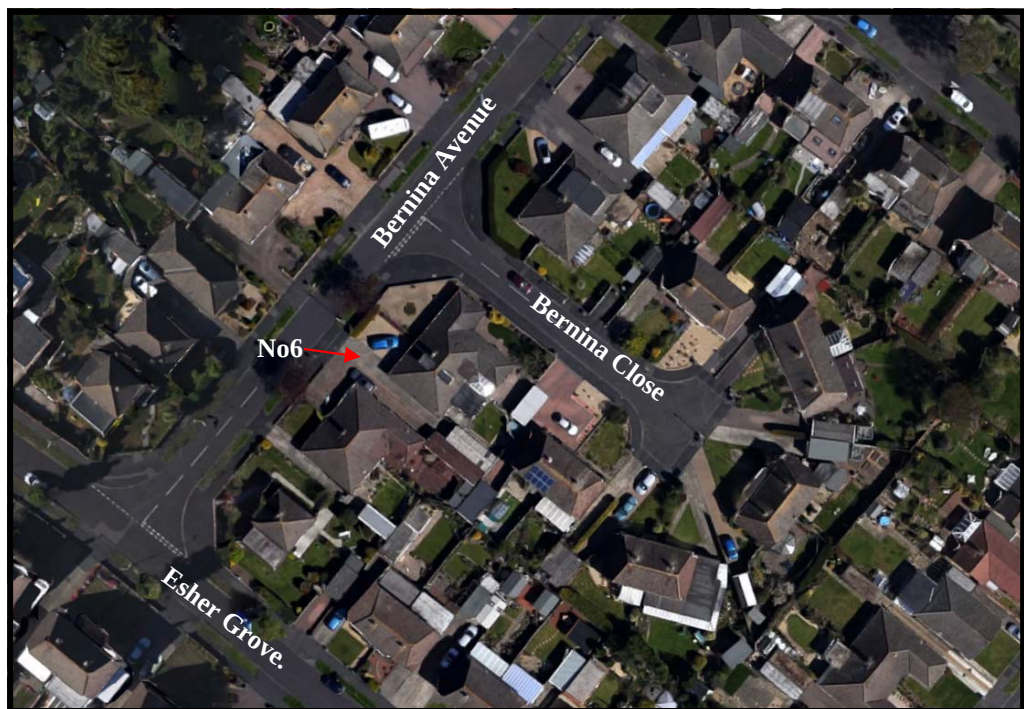


Site Analysis

No 6 Benina Avenue is a chalet style bungalow with two first floor bedrooms from a previous loft conversion.



Front View



Aerial View

Design Proposals.

The first floor bedrooms have very poor headroom due to the roof hips on the property. It is proposed to form a triangular gable end on the property on the same line as the side walls to the first floor bedrooms. This will allow more headroom within the bedrooms. A similar extension is visible on another property in Bernina Avenue.

To further increase the useable head height in the bedrooms it is proposed to increase the width of the dormer windows to accommodate 2340mm wide windows, with no height increase to the dormer roofs nor a reduction in the window cill heights.

There will be no changes to current vehicle parking arrangements. There will be no changes to floor areas. No trees or hedges are proposed to be felled to facilitate this application.