



Figure 1. Existing front of house



Figure 2. Proposed front of house



Figure 3. Approach along Marine Walk from the west (mature hedge on western boundary seen on right of photo)



Figure 4. View from east along Marine Walk

PORCH EXTENSION

Scope

The proposal seeks permission to enlarge the existing porch to provide a more attractive and focal point to the front elevation and provide better entry and flow to the house.

The internal alterations will also provide a larger kitchen, utility and shower room for the growing family.

Design and appearance

The design intent has been to provide the family with the space they need and improve the appearance to the front of the property.

The applicant has adopted a contemporary New England style with horizontal timber cladding at first floor and render below. See Figures 1 & 2.

Visual Impact

The applicant views the alterations as an improvement to the appearance of the property and in keeping with an emerging sea front vernacular. In any case the alterations will not be readily visible from Marine Walk. The property is well set back from the road and the approach is completely screened from the west by +5m high hedging and mature pine trees +10m behind. See Figure 3.

NEW TIMBER FRAME GARAGE

Scope

In order to realize the improvements to the house the existing under-sized integral garage has been lost. The proposal seeks permission for the erection of a timber frame double garage/ workshop at the front of the property.

Design and appearance

Finding the suitable location for the garage building was straight forward as the site lends itself to the chosen spot. The garage will create a didlog with the house and will be well screened by the mature western boundary planting.

The primary feature of the building is the sinuous curve that adds interest, softens the building and gently guides you into the site. The building will be clad vertically in the same material as the house. This will establish a strong relationship between the house and garage.

The garden wall will be altered to follow the curve of the garage. The wall will be rendered and feature infill horizontal cladding panels. Again using the same palette of proposed materials, and further linking all the elements of the development. See Street Scene Elevation on drawing 325 PL05.

Visual Impact

The garage will only become visible from the western approach along Marine Walk once you draw level with the site beyond the screened western boundary (Figure 3).

The garage will be visible from the east albeit over planting on the eastern boundary and intervening features of the neighbouring properties. The mass and scale of the garage will be subordinate to the far taller/ larger trees and shrubs that it is set immediately against. See Figure 4.