

STATEMENT in connection with Extension to replace conservatory at

20 Juniper Road Firsdawn Salisbury SP5 1SS for

Mr & Mrs O Blaho—Schlogl

LOCATION Juniper Road is located off the North East side of Firs Road which runs through Firsdawn. No 20's principle frontage is to Juniper Road with garage located at the rear access via a small cul-de-sac.

THE PROPERTY No 20 is the southern part of semi-detached bungalow joined with No 22 to the North East, built in brick under a tiled roof. The accommodation provided is 4 bedrooms bathroom sitting room and kitchen which extends into the conservatory. The front is laid to lawn with garden to the rear. Double garage and parking in front of garage.

THE PROPOSAL The dining area for the property is located in the conservatory which is integral with the kitchen and also serves as the rear access into the property. Heat retention is practically non-existent, and conversely hot in the summer.

The proposal is to replace the conservatory with a traditionally constructed dining space which can be used all year round.

The rear of the property is elevated due to falling ground levels and the level of the kitchen will be followed through to the new space.

The Perspex roof will be replaced with a solid roof but with an open able roof light to give light into the kitchen area. The external walls will be cavity construction.

NEIGHBOURING PROPERTY No 22 to the North has a single storey extension built on the boundary line the floor of which is at a lower level than the main dwelling, therefore the flat roof is at a lower level.

The conservatory at present makes use of the neighbour's extension wall for enclosure

It has been agreed between parties that the new extension can continue to abut the wall of No 22 wall so long as at the junction between the higher roof of No 20 and the roof of No 22 is watertight.

It is proposed to erect an insulated timber frame wall along the common wall to continue up to the new roof level with an up-stand on the boundary line to prevent water over spilling onto No 22 roof

The cavity wall on the East elevation will abut to No 22 extension but there will be no mechanical connection between the two properties. or over sailing.

PLANNING The property is in a residential within the village of Firsdown therefore the consideration is whether the extension would be detrimental to the enjoyment of neighbouring properties or to the landscape generally.

The proposal replaces the conservatory with a slightly larger footprint but not out of context with the property. The extension is partly within the a 'recess' of the bungalow

It is considered that the extension is not detrimental to the enjoyment of neighbouring properties or the landscape in general and provides a useful area of living space within the dwelling

The extension has been considered compliant with under Schedule 2 Part 1 A.1 [g] of permitted development rights where the extension not on article 2[3]land single storey and projection and not more than 6 metres from the original dwelling.

PHOTOGRAPHS

1 Showing relationship between the conservatory roof and neighbouring extension

2 General view of East elevation note kitchen fitting etc in conservatory and open connection to kitchen area



