Supporting information and Photographs

In support of House holder application for:
A 2 storey rear extension and roof alterations to existing

19 Albemarle Avenue
West Didsbury
Manchester
M20 1HX

16th January 2009





Front elevations

This proposal as outlined in drawing 0303-01 is an amended re-submission of a recently approved scheme 087756/FH/2008/S1 approved 11/11/2008.

The main reason for the re-submission is that the previous agent had shown the floor plans incorrectly in his drawings and represented the existing side extension as being square when in fact it is not.

During the initial application the planning officer dealing with the application had suggested that the existing flat roof side extension should be roofed thus improving the front elevation. This request was followed and a hipped side roof was proposed. A double hipped roof arrangement was also proposed for the rear.

Due to the awkward shape of the existing side extension we would like to propose that a gabled side roof would be more appropriate. I believe that this design would not be

incongruous to the dwelling or the street scene as the building is designed with a large gable to the front elevation which this would mirror. The location of the building at the end of the cul-de-sac will help with the buildings appearance as the front elevation can only be seen from an angle which would give the building the appearance of having a straight gable. We also propose to alter the position and size of the existing extension window to improve the front elevation.

In addition to this we have taken this opportunity to simplify the design of the rear roof and minimise the maintenance risks of excessive valleys.

Other alterations include my clients wish to convert the existing garage into living space and also change the proposed single storey extension to a conservatory.