



Similar cladding orientation change from horizontal to vertical
(Proposed extension will be horizontal to bottom and vertical to top)



Similar proposed cladding to window detail with expressed timber frame

Planning concern: Generally, MCC is not supportive of flat roof extensions at first floor, as per the Unitary Development Plan DC1.3(b). However, if you can demonstrate that it is for a contemporary design choice and provide details about high quality materials/finishes and justification for why etc we can potentially bypass this policy. Alternatively, please amend the design for a pitched roof or lean-to roof.

01 - High quality materials / finishes

The proposed extension would be of a high quality timber most likely Siberian Larch with high quality, contemporary and bespoke details to the windows, plinth and facades. Concealed gutters behind the cladding would keep the facades looking clean and uncluttered. Whilst the orientation and scale change of the timber will allow for a more grounded plinth and a lighter feeling first floor. The scale of the horizontal timbers on the ground floor are designed to match the scale of the existing brick courses, tying the proposed extension into the existing.

The extension will create a much more habitable living space on the ground floor more suited to the modern family and an additional double bedroom on the first floor. The existing third bedroom to the first floor currently fits only a single bed and would be better suited as a study or nursery. Having three decent sized double bedrooms makes this a more comfortable, functional and flexible home for a growing family.

The flat roof is a key part of the contemporary design ethos, offering a sleek, minimalist finish that departs from the traditional brick and tiled roofs typical of the area. This design choice is not only a modern aesthetic consideration but also provides the necessary ceiling height in the rear bedrooms—something a pitched roof would be unable to achieve due to the existing height constraints imposed by the eaves and hipped roof structure.

The only alternative I can see to this working would be a hipped to gable conversion on the roof which would allow for a lean to roof with enough ceiling height to the extension.



Similar proposed cladding to plinth detail



Siberian larch cladding with brick plinth - horizontal orientation and flat roof



Weathered siberian larch cladding



Un weathered siberian larch cladding



Siberian larch cladding

02 - Material specification

Siberian Larch or similar

Coating to allow wood to weather to its natural warm grey

All photos from Russwood:

<https://www.russwood.co.uk/cladding/products/sila-select-siberian-larch/>