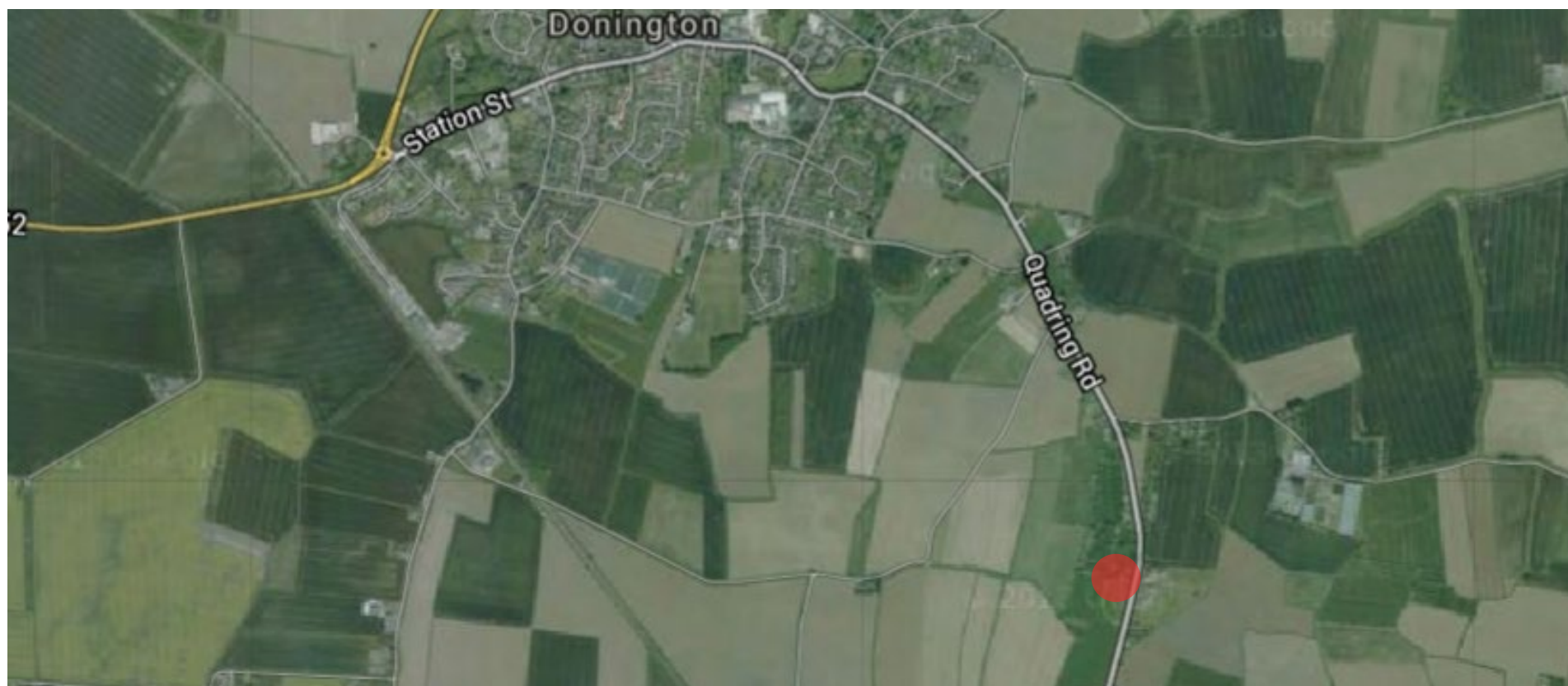


Planning Application

Mr & Mrs Keen
The Yews,
Quadring Road,
Donington
Pe11 4SJ

23.12.2016





Description

Currently this growing family are struggling with the lack of space this modest family home provides.

The proposals are to build a double extension to the west of the house that will house a family room with a bedroom and study above. Also, a conservatory / sun-room that opens up onto the garden to the west. Above the conservatory / Sunroom will be a balcony / outdoor space that is accessed via the bedroom.

The Site

This 0.5 acre site is located 1 miles from Donington on Quadring Road.

Currently there are several storage outbuildings and a modest 3 bedroom detached family home.

Access

Current Access would remain from Quadring Road to the south of the site.



Design

Mindful of the existing dwelling and local context, the proposed extension has been significantly set back from the main facade and back elevation. The extension has remained central to the existing house to maintain a balance that currently exists.

The hall on the first floor runs along the side elevation and therefore restricts the amount the extension can be reduced in size and dictates a full height ceiling.

Discussions during pre application has led to the extension being further set back from the original 200mm to 600mm. Please see image 1 for currently proposed. This highlights how the extension is set back from the existing allowing a strong visual distinction between proposed and existing.

Due to drainage locations, the extension and sunroom/conservatory are restricted to the west of the existing building.

The proposed open porch is modest in size compared to local examples and sits close to the house. This is due to drainage running close to the entrance of the existing house. Please see image 2.

Features of the extension, sun room and open porch mimic that of the existing in the form of window style and brick design, this allows an 'unbroken' appearance local to Donington.

The outdoor balcony space above the sunroom does not overlook surrounding houses and is not overlooked itself.



Image 1.



Image 2.

Photographs & Application / Site History



The site was developed in 2014. A 3 bedroom detached home was built to accommodate the growing family.

Planning Ref: H04-1040-13

Description - Demolition of existing dwelling and erect one 3 bed detached house.



Local Application History



126 Quadring Road



56 Quadring Road



Belnie House



Crossgate Lane

Address : 126 Quadring Road, Donington.

Ref: H04-0562-14

Description: Front entrance porch, single storey side extension and detached garage (retrospective)

- Footprint increased 100% (Estimated).

Ref: H04-0226-15

Description: Proposed window/entrance atrium to front elevation, single-storey flat roof rear extension to include removal of rear pitched roof, garden room and boundary wall to front elevation (partially retrospective)

- Extension increasing original footprint by 50%, sun room added (Estimated).

Address: 56 Quadring Road, Donington.

Ref: H04-0469-15

Description: Extension

- Increase footprint by over 100% (Estimated).

Address: Belnie House Belnie Lane Gosberton Spalding PE11 4HN

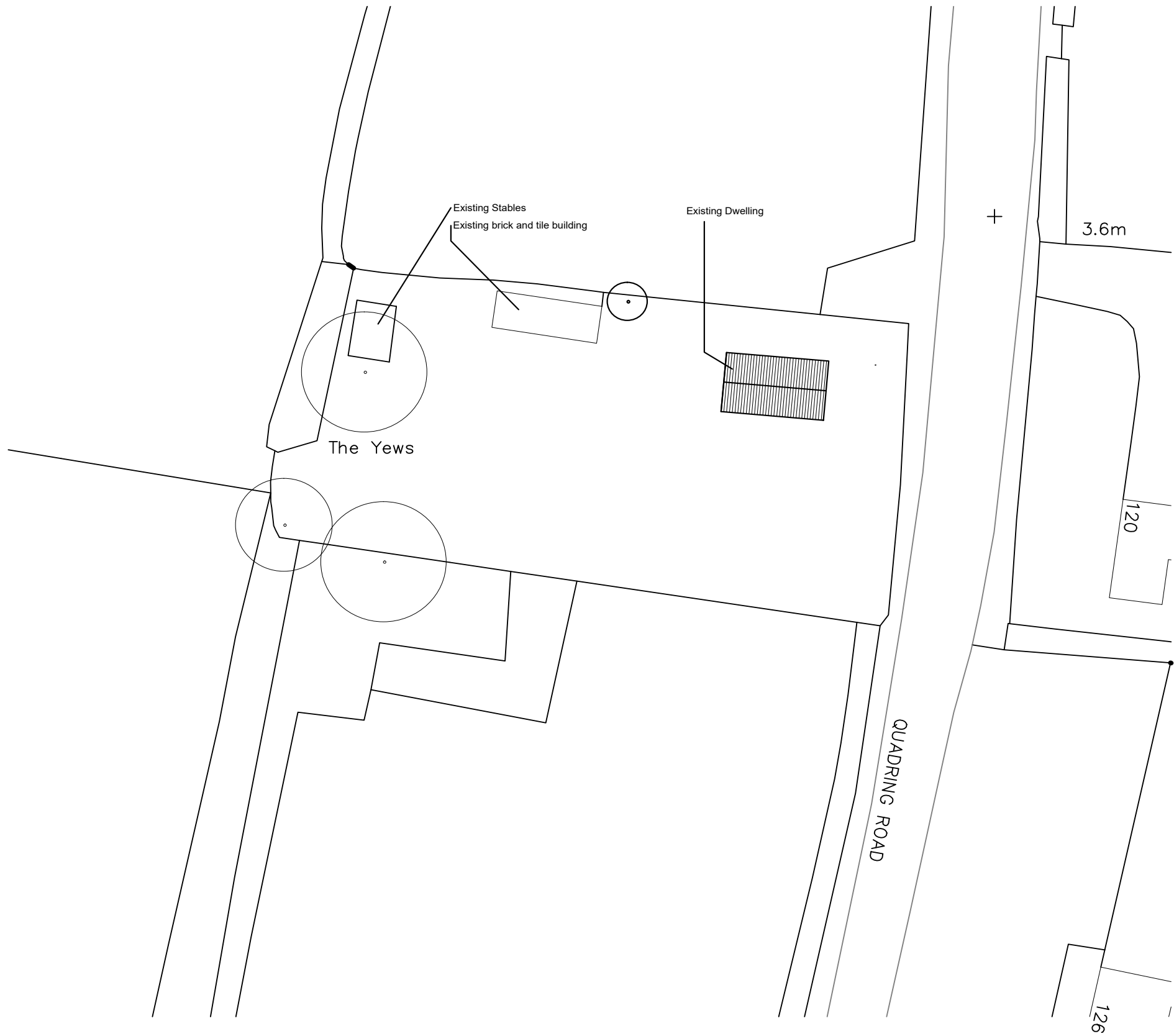
Ref: Extensions and alterations

Description: Extensions and alterations

- Increase footprint by over 30% (Estimated).

Address: Crossgate Lane

Existing



Revision	Date	Description

NOTES:

THESE DRAWINGS ARE FOR PLANNING PURPOSES ONLY

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ALL DIMENSIONS TO BE CHECKED PRIOR TO CONSTRUCTION

DRAWING TO BE READ IN CONJUNCTION WITH MANUFACTURES SPECIFICATION AND DRAWINGS

ANY DISCREPANCIES TO BE DRAWN TO THE ATTENTION OF THE ARCHITECT

Stage

PRE APPLICATION

Checked

☐

Client

JACKY AND ADRIAN KEEN

Project

THE YEWs, QUADRING ROAD

Title

EXISTING SITE PLAN

Date

01.03.2016

Scale

1:500 @ A3

Drawing No.

000-01

DESIGNER CONTACT DETAILS:

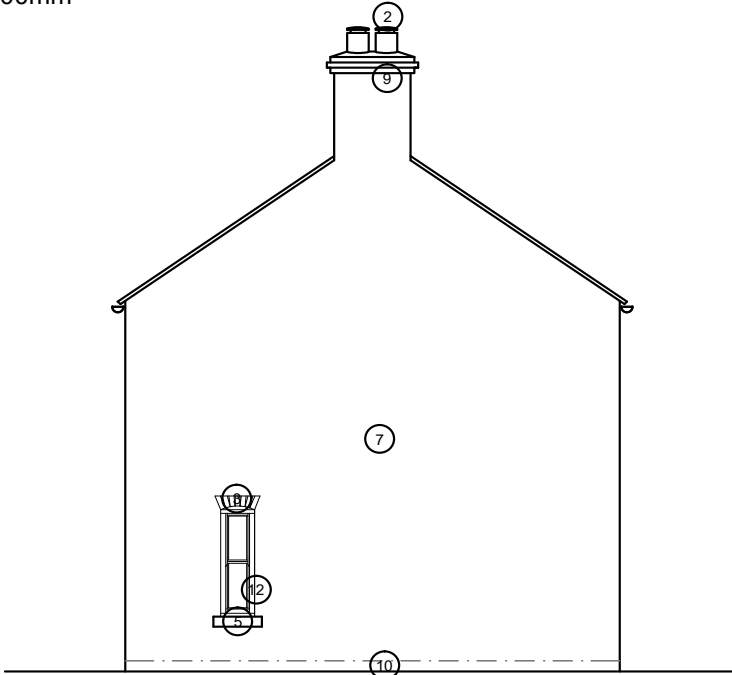
Angela Keen
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- 1. Traditional red clay roof and ridge pan tiles
- 2. Clay chimney pot
- 3. Brick feature window arch with exposed soffit and bespoke lintel
- 4. Traditional Timber 4 pane entrance door 2 upper glazed plain glass, painted Holly green
- 5. Stone cill
- 6. Concealed sliding sash windows with horns, 2/2 panes, painted cream, reassessed 100mm

- 7. Red brick in English garden wall bond (1in5) with buff coloured mortar using white portland cement with a flush bagged finish
- 8. Cast iron rise and fall gutter and down pipe, painted black
- 9. Brick chimney extending 1m above the ridge line with 3 course brick detail and lead flashing
- 10. 2 course class B Red engineering brick below DPC level
- 11. Timber glazed french doors painted cream
- 12. Sliding sash window with horns, 1/1 panes, painted cream, reassessed 100mm



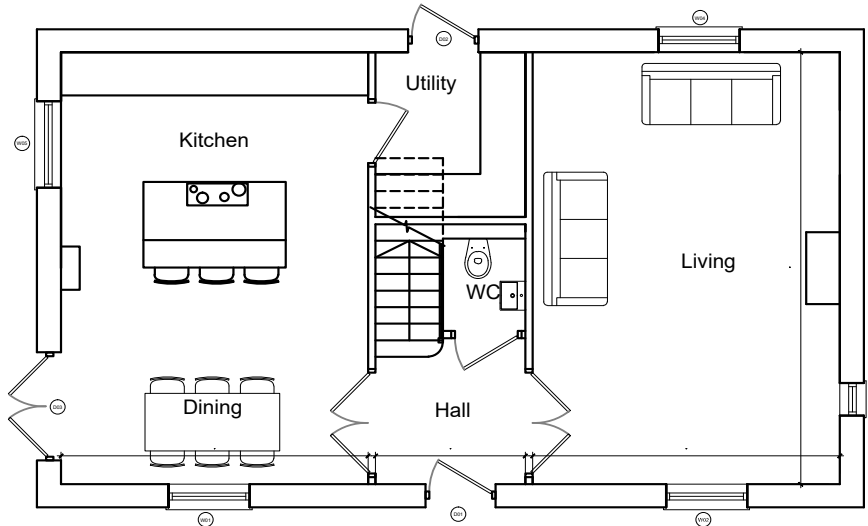
FRONT ELEVATION



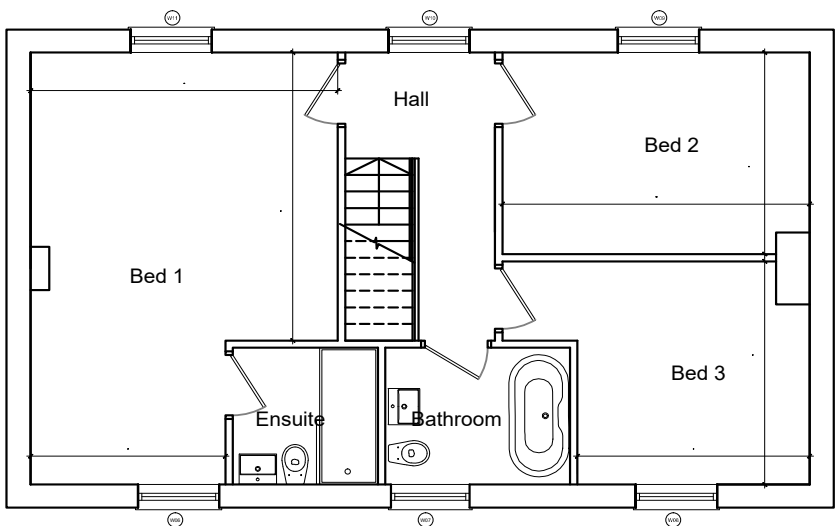
SIDE ELEVATION



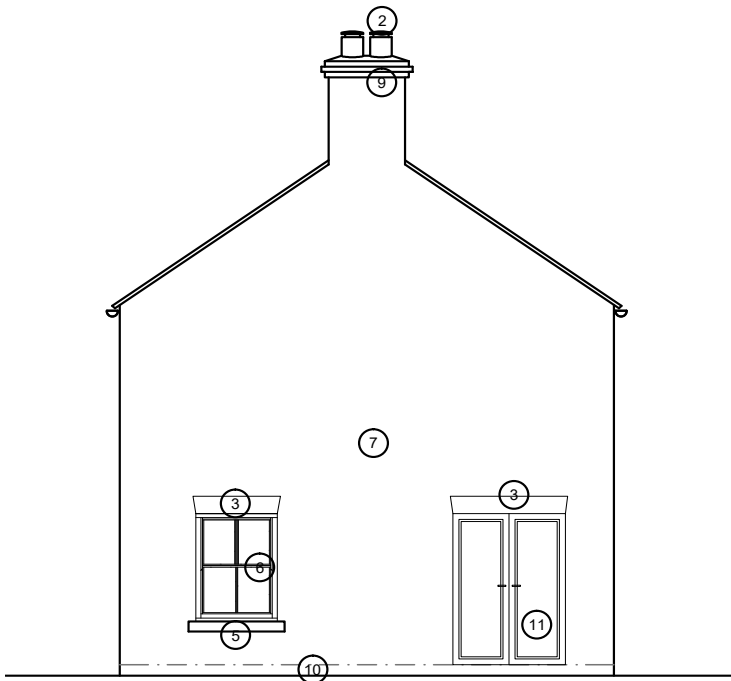
BACK ELEVATION



GROUND FLOOR



FIRST FLOOR



SIDE ELEVATION

Revision	Date	Description

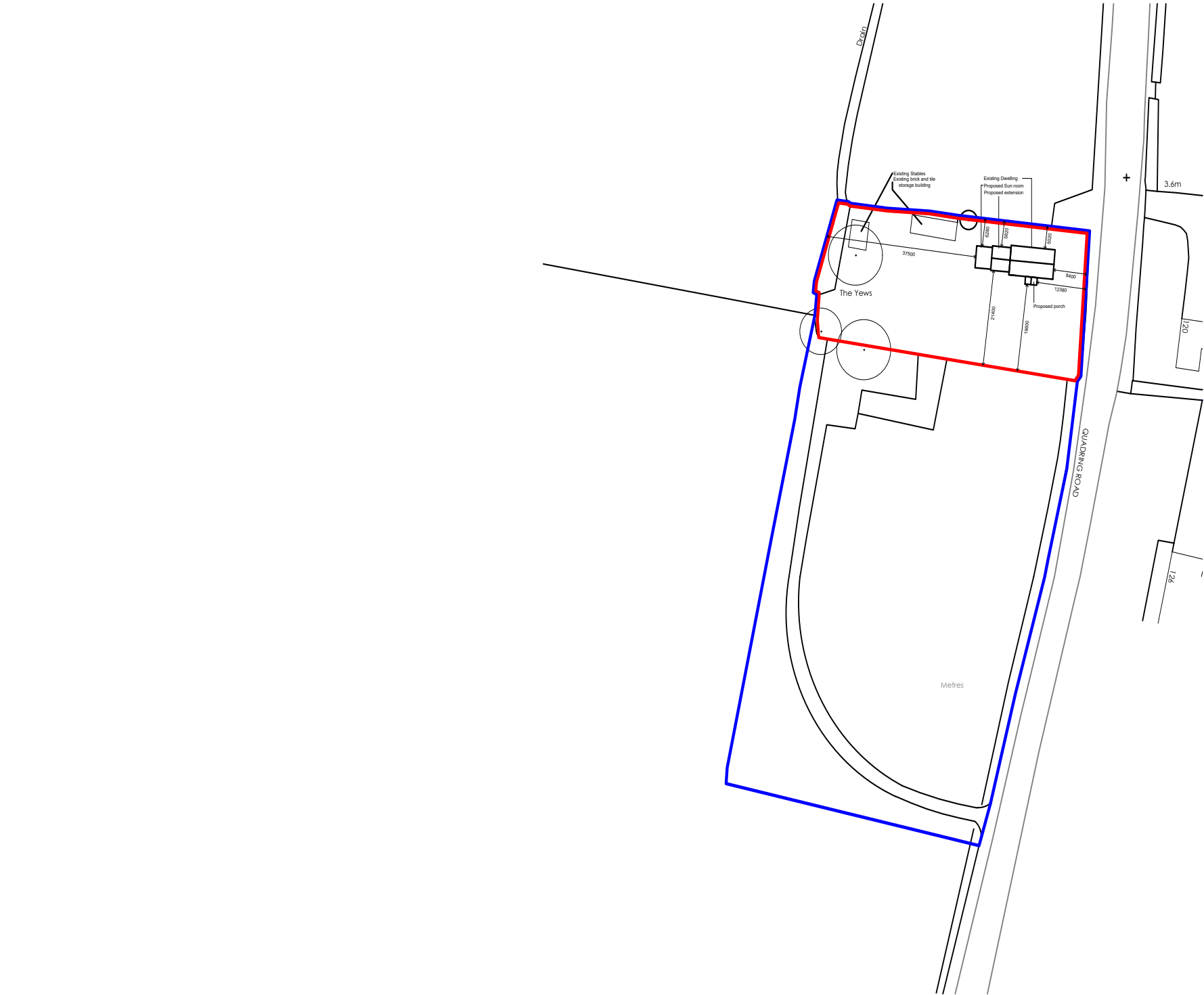
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Stage	PRE APPLICATION
Checked	

Client	JACKY AND ADRIAN KEEN
Project	THE YEWS, QUADRING ROAD
Title	EXISTING FLOOR PLANS AND ELEVATIONS
Date	01.03.2016
Scale	1:100
Drawing No.	000-02

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Proposed



Revision	Date	Description
A	10.05.16	Proposed Extension stepped back further from the existing dwelling

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Stage
PLANNING

Checked
☐

Client
JACKY AND ADRIAN KEEN

Project
THE YEWES, QUADDING ROAD

Title
LOCATION PLAN

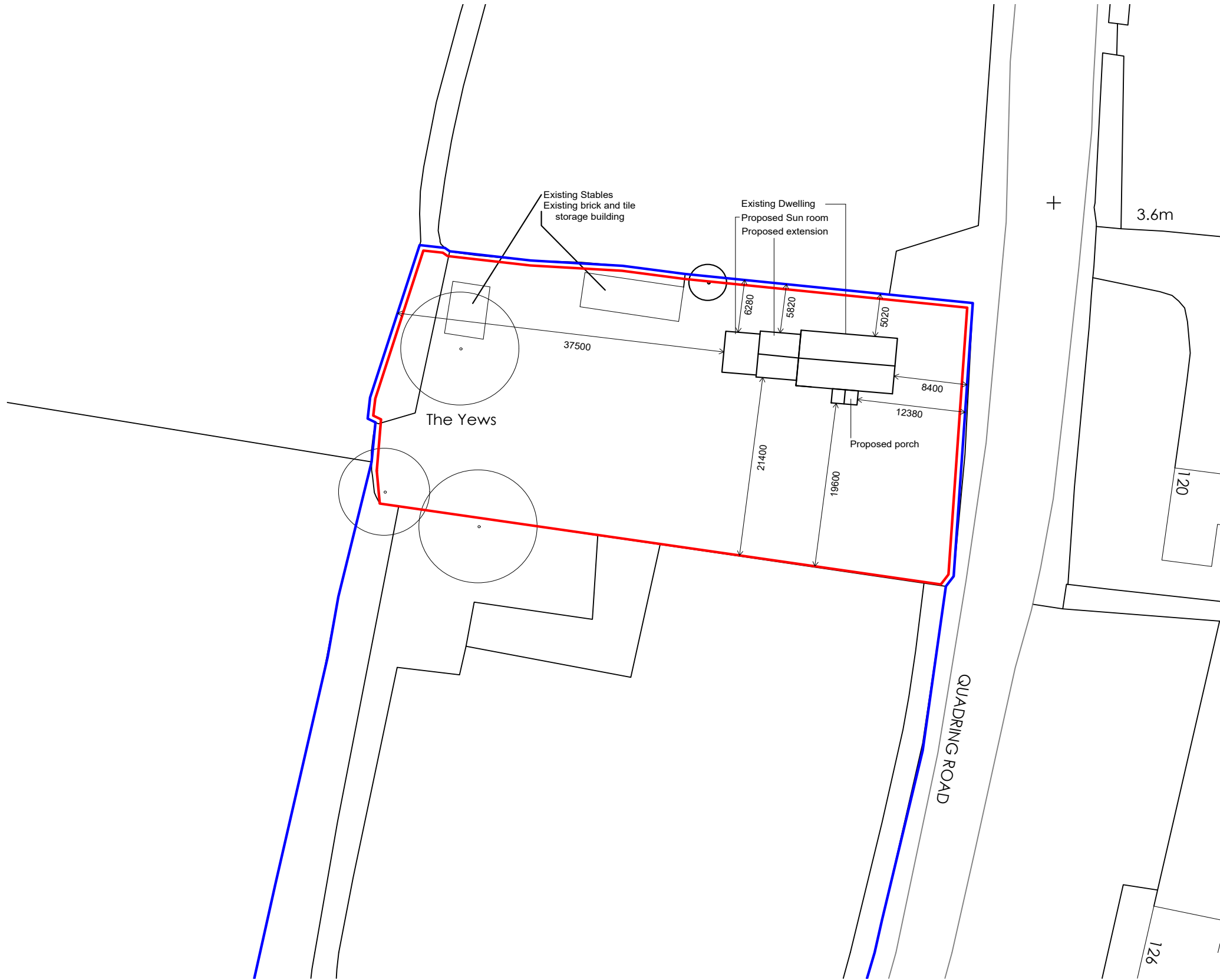
Date
23.12.2016

Scale
1:1250 @ A3

Drawing No.
001-00

DESIGNER CONTACT DETAILS:

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Revision	Date	Description
A	10.05.16	Proposed Extension stepped back further from the existing dwelling
A	10.06.16	Dimensions added.

NOTES

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ANY DISCREPANCIES TO BE DRAWN TO THE ATTENTION OF THE ARCHITECT

Stage
PLANNING

Checked
☐

Client
JACKY AND ADRIAN KEEN

Project
THE YEWS, QUADRING ROAD

Title
PROPOSED SITE PLAN

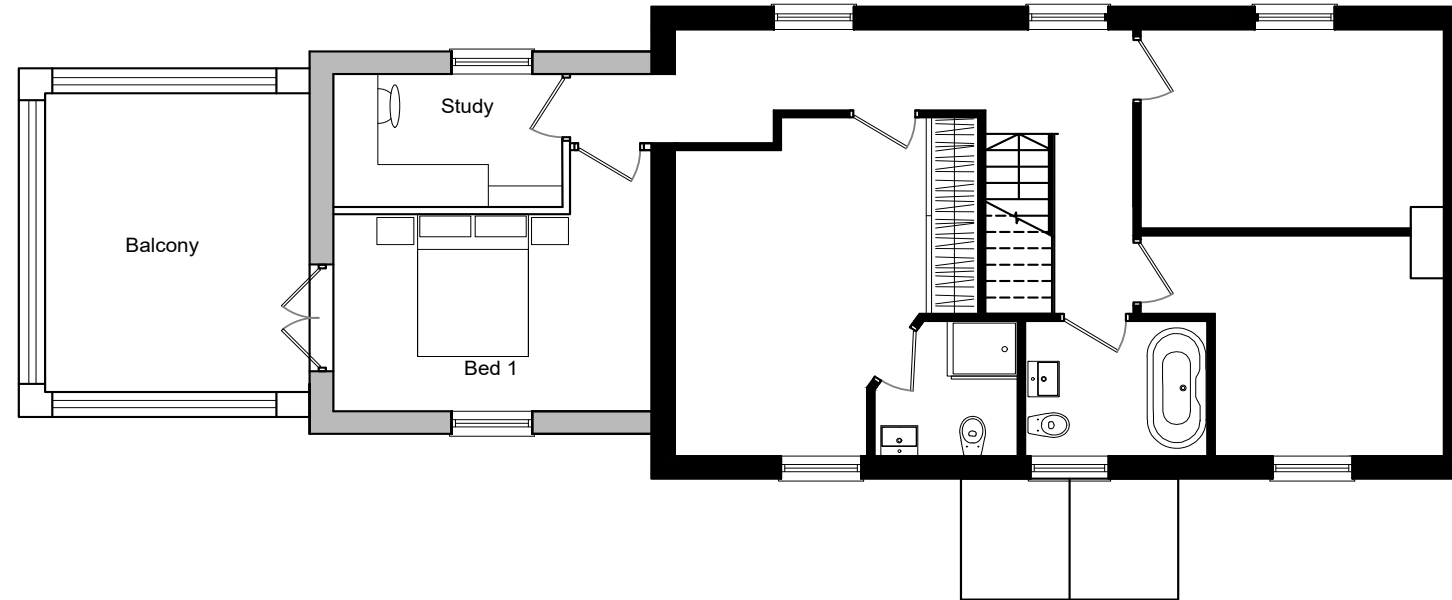
Date
23.12.2016

Scale
1:500 @ A3

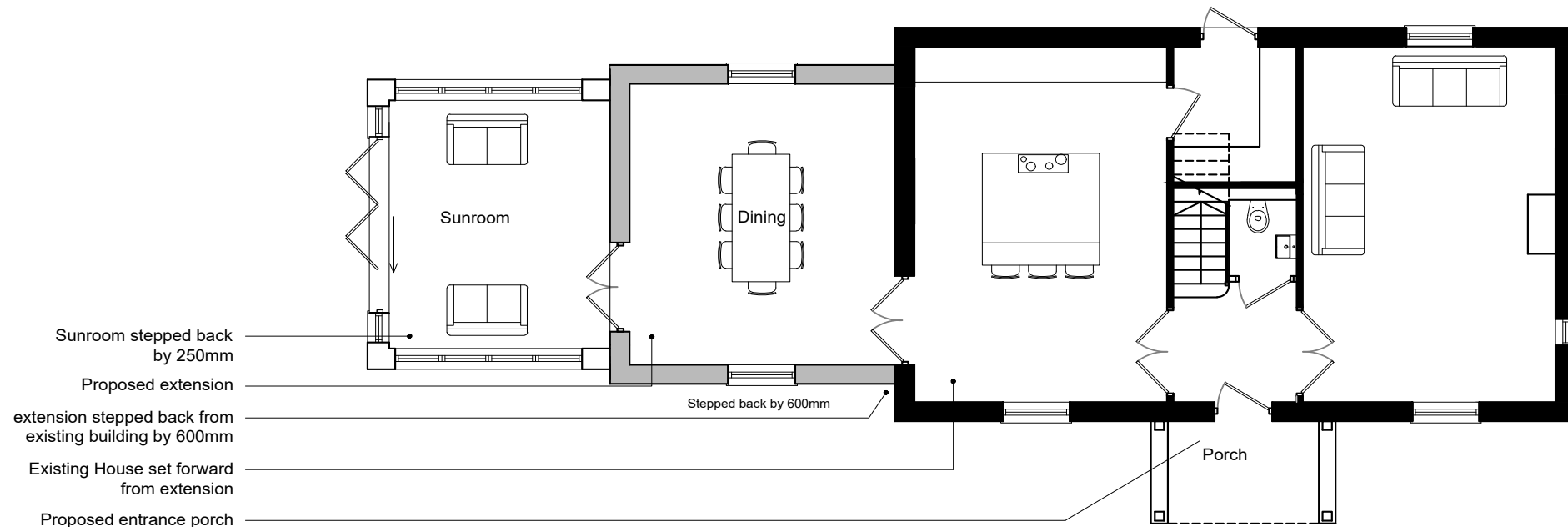
Drawing No.
001-01

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FIRST FLOOR



GROUND FLOOR

Revision	Date	Description
A	10.05.16	Proposed Extension stepped back further from the existing dwelling

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Stage	PLANNING
Checked	☐

Client	JACKY AND ADRIAN KEEN
Project	THE YEWS, QUADRING ROAD
Title	PROPOSED FLOOR PLANS
Date	23.12.2016
Scale	1:100 @ A3
Drawing No.	001-02

DESIGNER CONTACT DETAILS:

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1. Traditional red clay roof to match existing

2. Windows to match existing

3. Stone cill to match existing

4. Red brick in English garden wall bond (1in5) to match existing

5. Bi-fold doors, colour to match existing

6. Windows, colour to match existing
7. Cast iron rise and fall gutter and down pipe, painted black to match existing

8. Double doors to match existing

9. Brick insert

10. Stone lintel to match existing

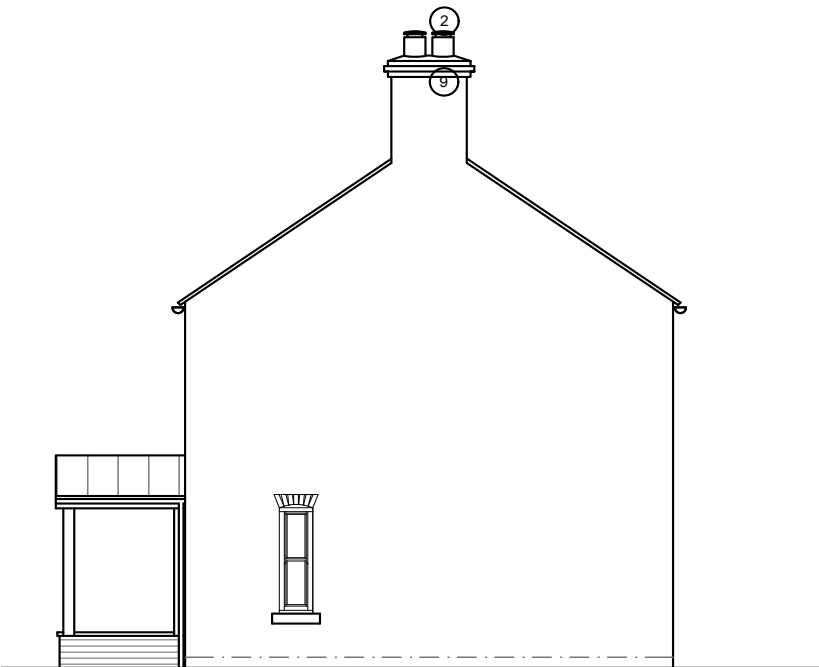
11. Existing front door to be used



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION

Revision	Date	Description
A	10.05.16	Proposed Extension stepped back further from the existing dwelling

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Stage

PLANNING

Checked

☐

Client

JACKY AND ADRIAN KEEN

Project

THE YEWS, QUADRING ROAD

Title

PROPOSED ELEVATIONS

Date

23.12.2016

Scale

1:100 @ A3

Drawing No.

001-03

DESIGNER CONTACT DETAILS:

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Local Precedents

Within one mile of The Yews both new build houses and extensions show the local character that is being applied to the design of the proposed extension and conservatory/sun room.

The proposed design does however set back from the original dwelling significantly more than these local examples do.

Image 1 - Cross Gate Farm, Quadring Road. 0.5 miles from The Yews.

Image 2 - New houses on Crossgate Lane - 0.3 Miles from The Yews.



Image 1



Image 2