

Planning Application 261243 at 8 Milton Road

Two Storey Side and Rear Extension, single storey rear extension plus garage conversion.

–Objection from ACER, The Whitegates Residents Association

Milton road is characterised by separated hip end properties which is under threat by the proposed design, which includes a two storey side and rear extension on the boundary with no 6 Milton Road as detailed below:

1. The unbroken two storey side and rear extension along the boundary with no.6 is both overbearing and dominant as well as being out of character and is therefore unacceptable.
2. The change from a sloping hip end roof to vertical gable end roof as proposed does not form part of the character of the area, which is for sloping hip-end roofs, as originally built. To introduce gable end roofs would not be in keeping, would not integrate with the street scene and would introduce unacceptable terracing.
3. There is clear guidance on retention of hip end roofs on side extensions within the Borough Design Guide on page 57, supported by a clear unambiguous diagram, shown below, which states that conversion from hip end to gable end is unacceptable

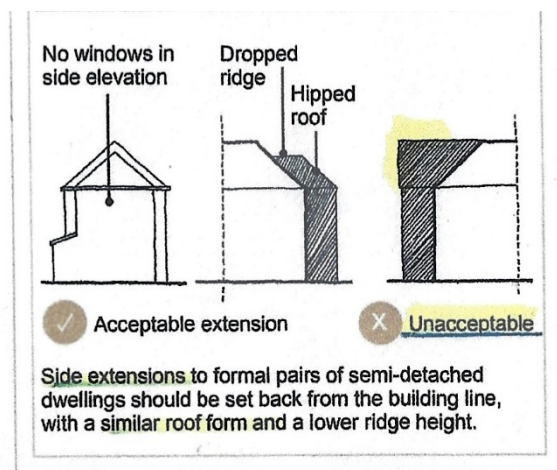


Figure 4.37 (continued): Detailed guidance for assessing con

4. A *minimum* of one metre inset plus a sloping hip end roof are required to avoid an unacceptable terracing effect.
5. The mass of the two storey side extension is significant , as it is both on the boundary and extends 4 metres back from the rear of the existing property. This is an unacceptable imposing, overbearing and dominant blank vista on the boundary of No 6

6. Both the first floor and the ground floor extension should be inset by a minimum of one metre from the boundary with No.6 to comply with the Borough Design Guide. There is no inset from the boundary in the proposal, either on the first floor, or on the proposed rear extension.



No 8 proposed extension in RED. Compliant elevation in GREEN

7. The finish of the large featureless wall facing no 6 should be pebble dash to be in keeping with the existing finish on the main property, and not rendered in an unspecified colour as shown
8. It is noted that the set-back of the side extension compared with the current garage door location, should allow a car to be parked within the curtilage of the property next to the boundary. This is not the case at the moment for large cars which currently overhang the pavement.
9. The parking plan should include soft landscaping in order to retain the character of the area in compliance with Policy CP3(f) *"The ability of the site to support Fauna and Flora"*, and the Borough Design Guide which states that "Parking Spaces in Front Gardens...should include space for soft landscaping". Policy TB06 a) iv) calls for *"Soft Landscaping Particularly at site boundaries"*.

ACER therefore requests refusal of this application as it does not conform with Policy CP3 which requires development to be *"of an appropriate build form and character to the area"* due primarily to the gable end roof proposed, lack of inset of the side extension, rendered finishes and absence of soft landscaping,