

Memorandum

To: Julian Ling

CC.

From: Piran Cooper

Date: 6th March 2017

Re: Y16/0091/SH – Beaconhill, School Road Saltwood – Revised details

Revised Design

The general comments regarding the setting of the proposed dwelling and the immediate area that were made 1st June 2016 are still applicable to this application.

With the previous application there was an issue regarding the size of the proposed house in relation to the available space. The revised application proposes a smaller house, which reduces the impact of the proposal on its surroundings. In addition to a reduction in size of the footprint the extent of the first floor has also been reduced through the introduction of a cat slide roof on the eastern elevation bordering Woodpeckers.

However, whilst the revised proposal reduces the length of the house (north, south); the critical dimension in relation to its impact is the width of the main body of the house, which remains the same. Therefore the distances between it and the boundaries with Beaconhill and Woodpeckers are also the same.

There are issues with the revised design in terms of appearance, most notably to the north / front elevation and south /rear elevations:

- The relationship between the roof and the rest of the building; the roof appears too squat for the house.
- The distance between the cat slide roof and the first floor window is also awkward. This is a product of the size and position of the window in relation to the angle of the roof.
- The front elevation of the house is a little bland.

Summary

Although the size of the proposed house has been reduced the critical dimensions regarding its impact remain the same. This means the issue of whether there is sufficient space for a new house on this site in the context of the surrounding area remains questionable.

Visually the house does not make a strong contribution to the area and there are elements of it that appear awkward.