

39A Preston Park Avenue

BH2020/01969

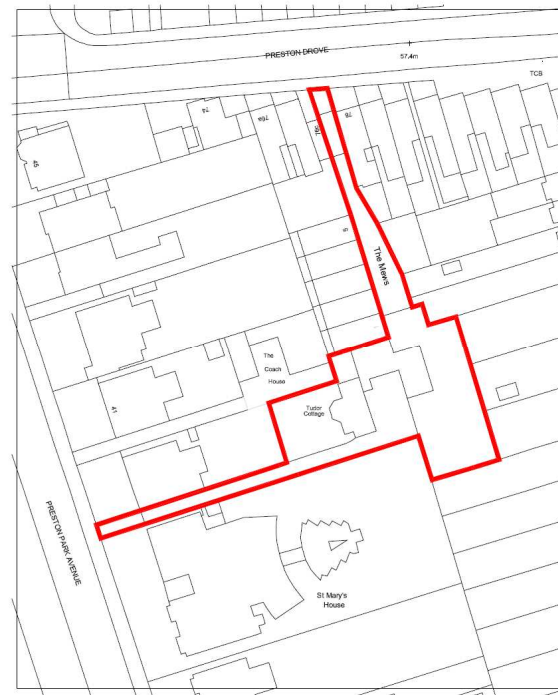


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Amended Application Description

- Following the January 2021 committee meeting the description has been reworded to clarify what is being considered. No new information or amendments have been submitted since the January 2021 committee.
- The application description now reads:
- Subdivision to create 2no dwellings; 1no 5-bedroom dwelling and 1no 4-bedroom dwelling (C3). Part two storey to the south elevation of existing annexe and part single storey extension to east elevation of existing annexe. Erection of new first floor balcony, replacement of all windows and revised fenestration. Erection of a garage and associated landscaping (Part-retrospective).

Existing Location Plan



Location Plan
1:1250 scale
0m 25m
1:1250 Scale Bar



106.3 01 P0

Aerial photo(s) of site



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3D Aerial photo of site



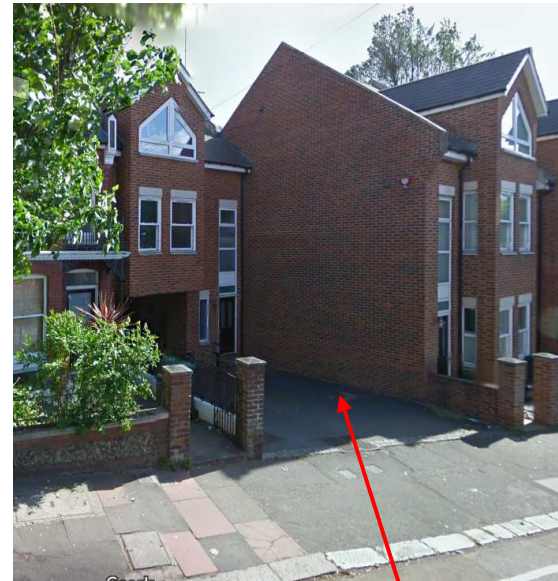
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Street photo(s) of site



Driveway from Preston Park Avenue

Care Home



Driveway from Preston Drive

Approximate location of green gate



Photograph of 'green gate' mentioned by Councillor Janio at January 2021 committee meeting

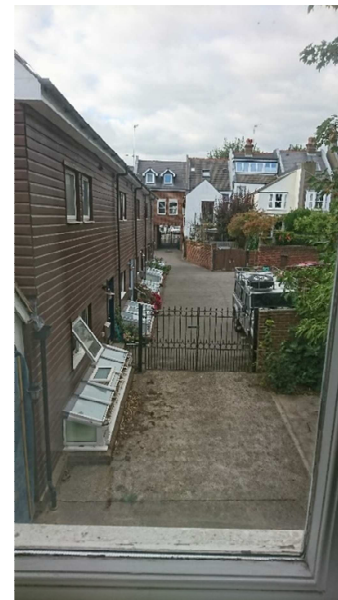
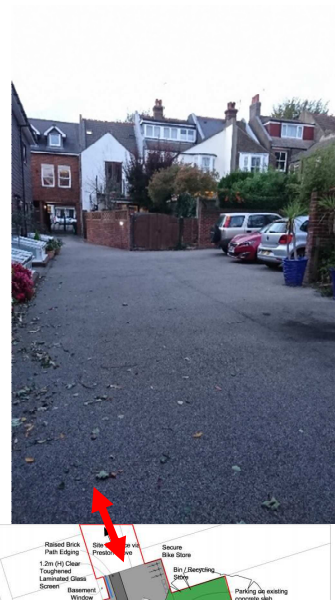
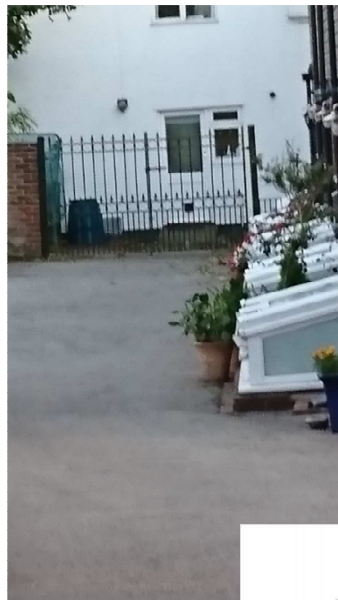
Proposed Site Plan



ID



Other photos of site



Views of Unit 2 (Stable Cottage) to/from Preston Drive access



Other photo(s) of site



Boundary with Beaconsfield Villas



Courtyard



Other photos of site



Existing relationship with 41 Preston Park Avenue



Other photo(s) of site



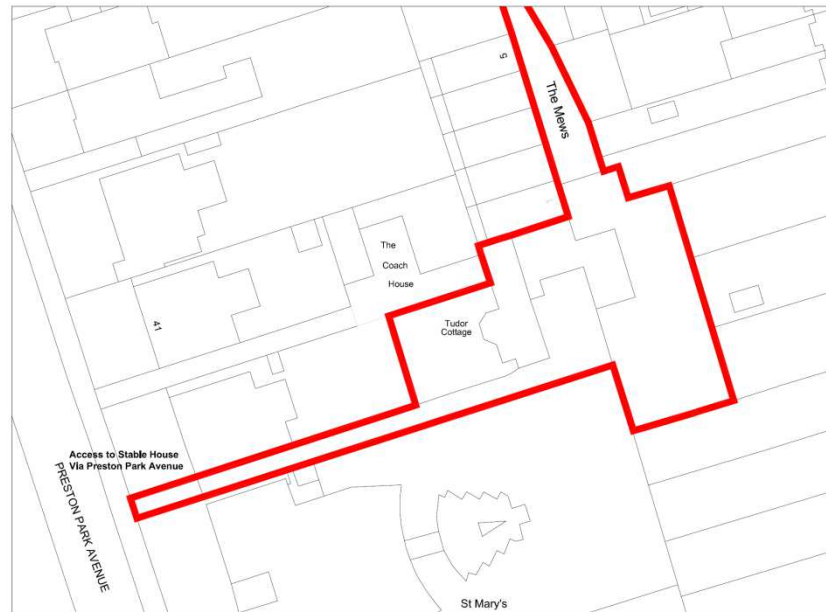
Existing Courtyard – with new windows and doors (part of part-retrospective aspects of scheme)

Other photo(s) of site



Existing Garden

Existing Block Plan



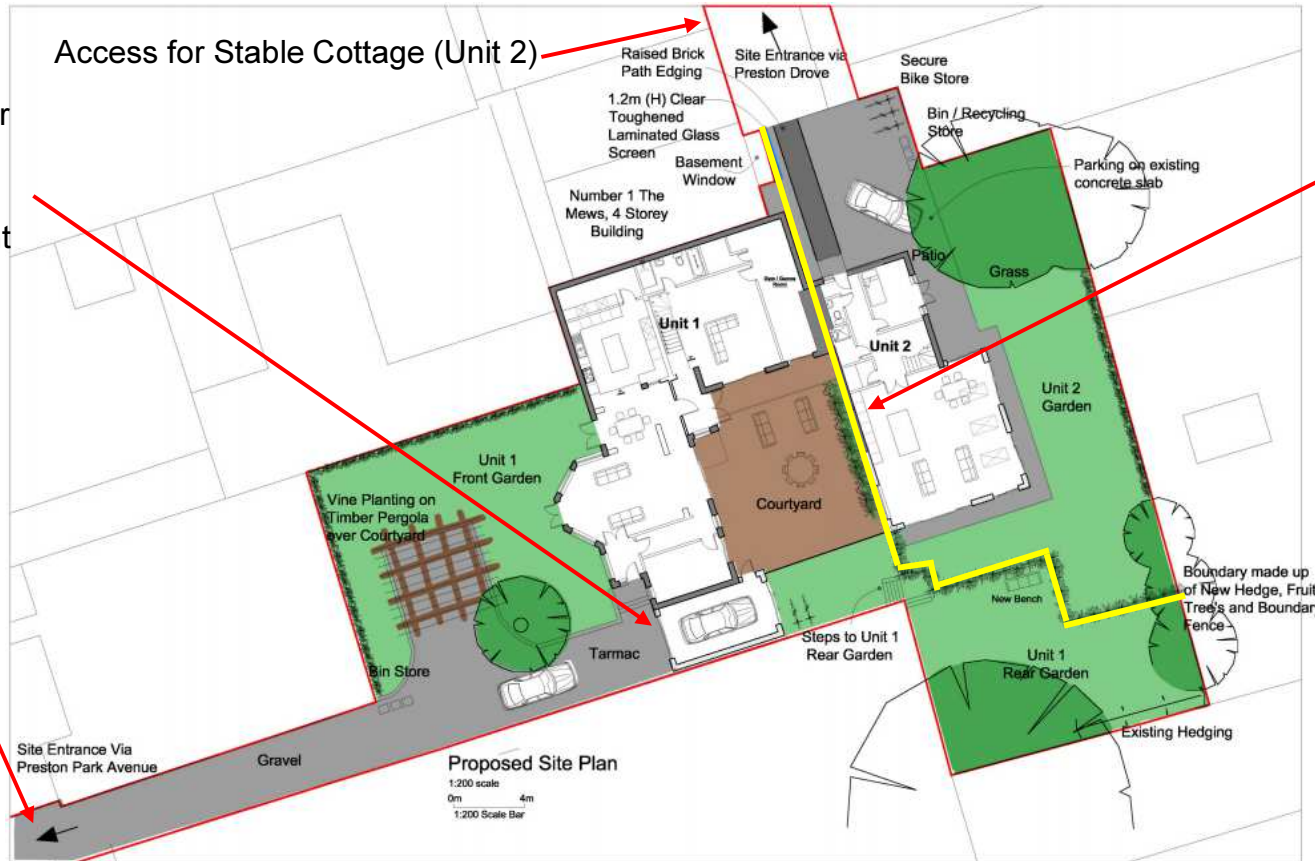
Block Plan
1:500 scale
0m 10m
1:500 Scale Bar



Proposed Subdivision

The proposed garage will block access for Unit 2 from Preston Park Avenue and similarly prevent Unit 1 from accessing Preston Drive.

Access for Stable House (Unit 1)



Yellow line indicates how the plot will be subdivided

The hedging and fencing will formally separate the proposed garden between the properties

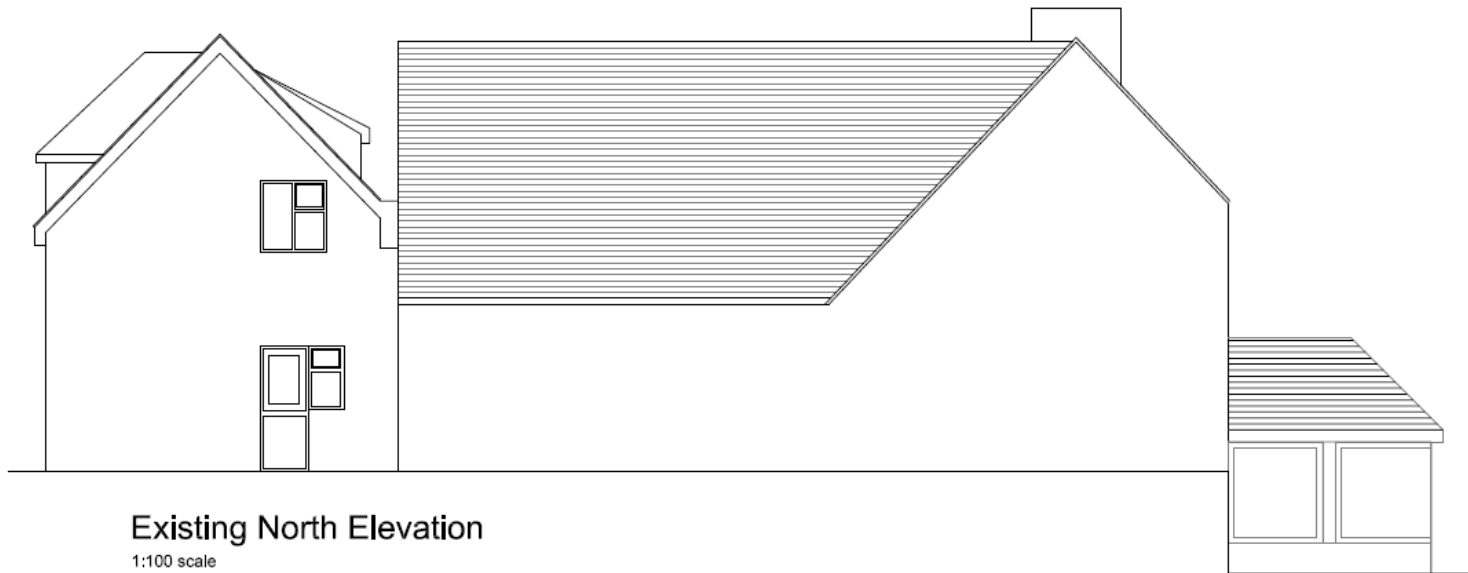


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Split of uses/Number of units

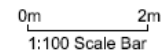
- The proposal would split the existing building into two dwellings: a five-bed unit, and four-bed unit.

Existing Front Elevation



Existing North Elevation

1:100 scale

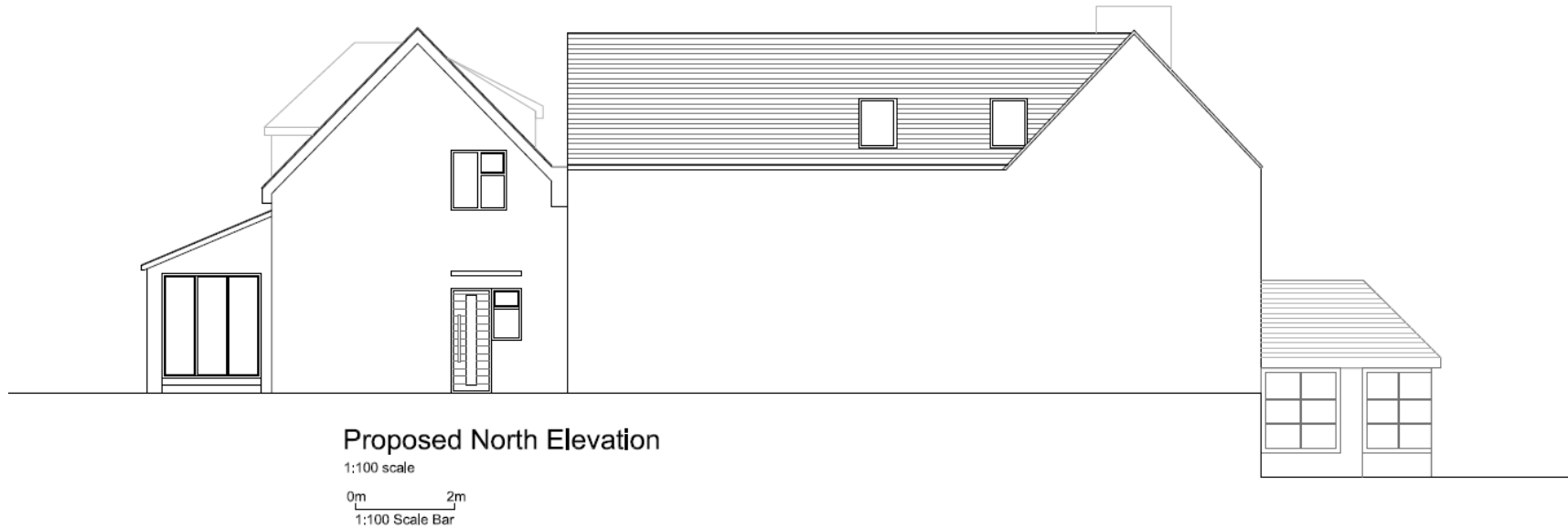


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Proposed Front Elevation



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Existing Rear Elevation



Existing South Elevation

1:100 scale

0m 2m
1:100 Scale Bar

Proposed Rear Elevation



Proposed South Elevation

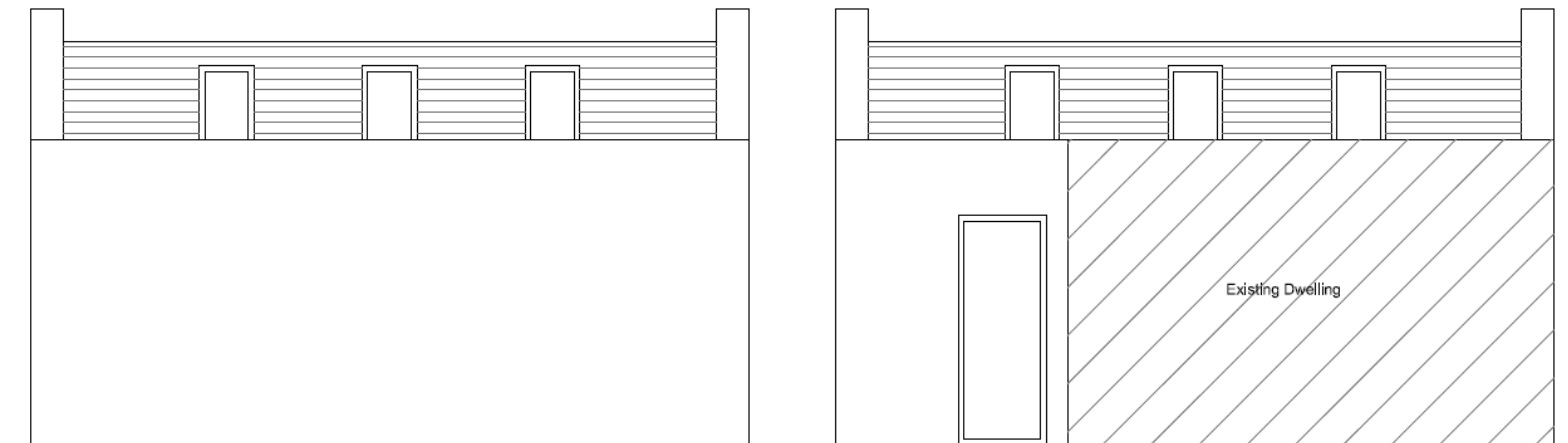
1:100 scale

0m 2m
1:100 Scale Bar

Materials:

- 1. White Aluminum sliding doors / windows
- 2. White Render
- 3. Slim line Rooflight
- 4. Stainless Steel Canopy Structure
- 5. Lead Lined Flat Roof
- 6. Black Brickwork as Existing
- 7. Juliette Balcony

Proposed Elevations (Garage)



Proposed South Elevation

1:50 Scale
0m 1m
1:50 Scale Bar

Proposed North Elevation

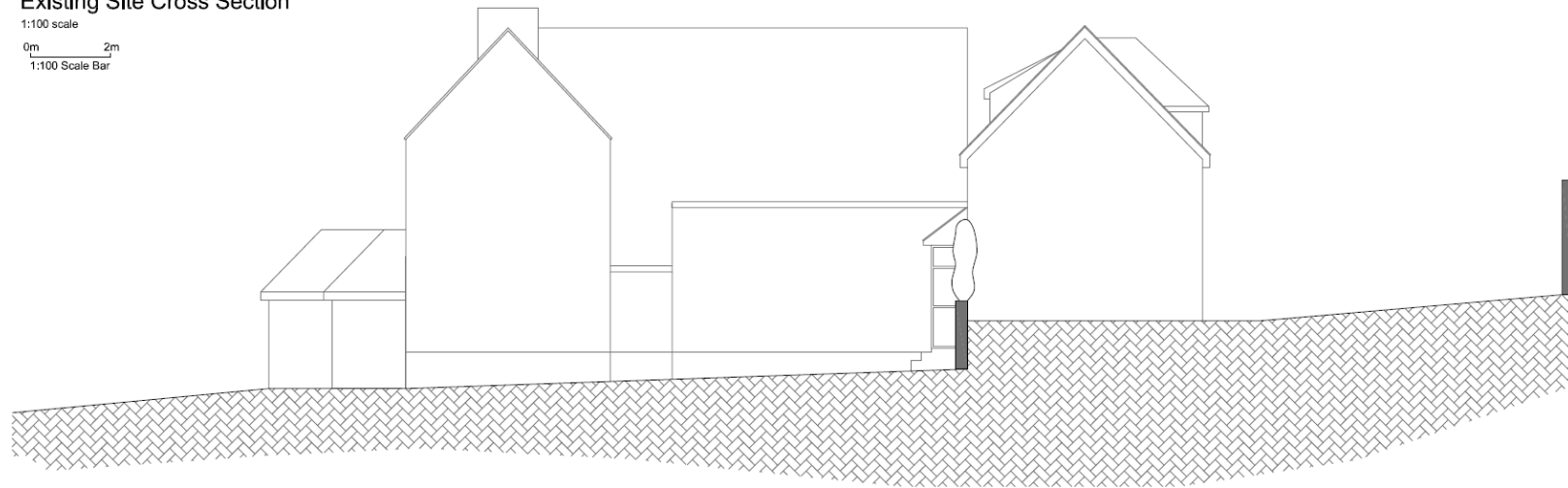
1:50 Scale
0m 1m
1:50 Scale Bar

Existing Dwelling

Existing Site Section(s)

Existing Site Cross Section

1:100 scale
0m 2m
1:100 Scale Bar



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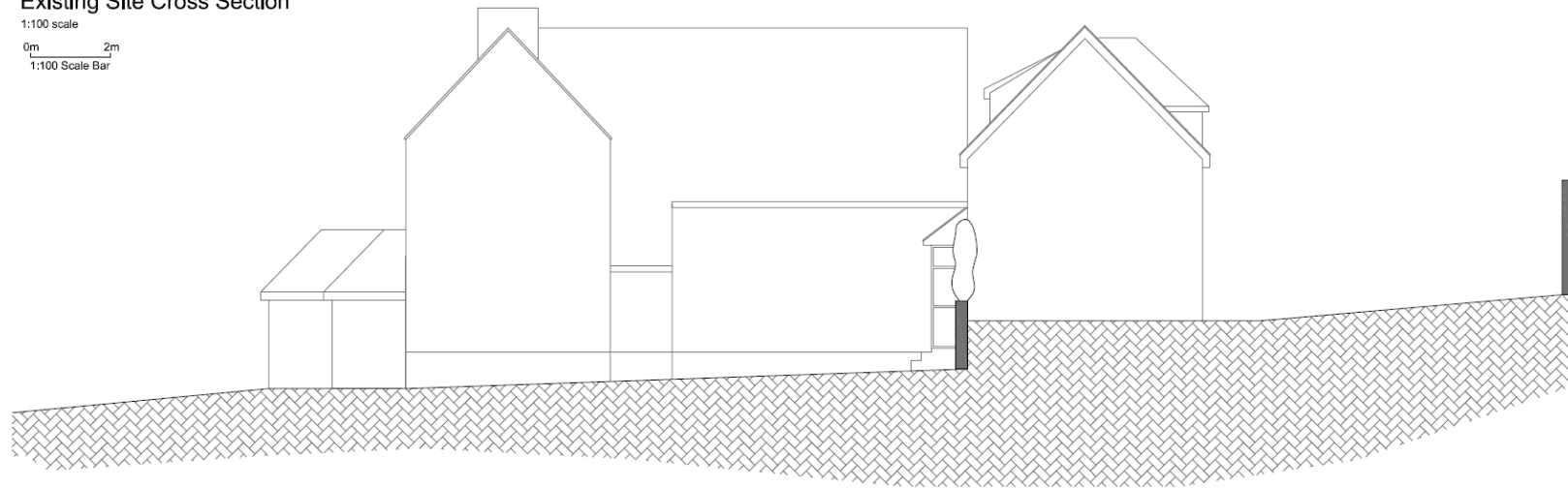
106.3 11 P0



Existing Site Section(s)

Existing Site Cross Section

1:100 scale
0m 2m
1:100 Scale Bar

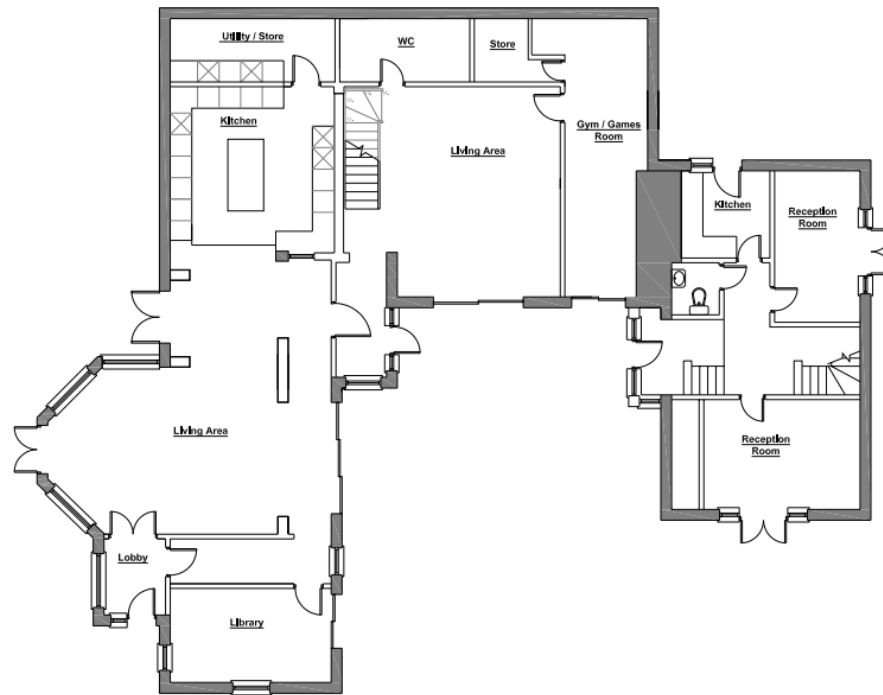


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Existing Ground Floor Plan



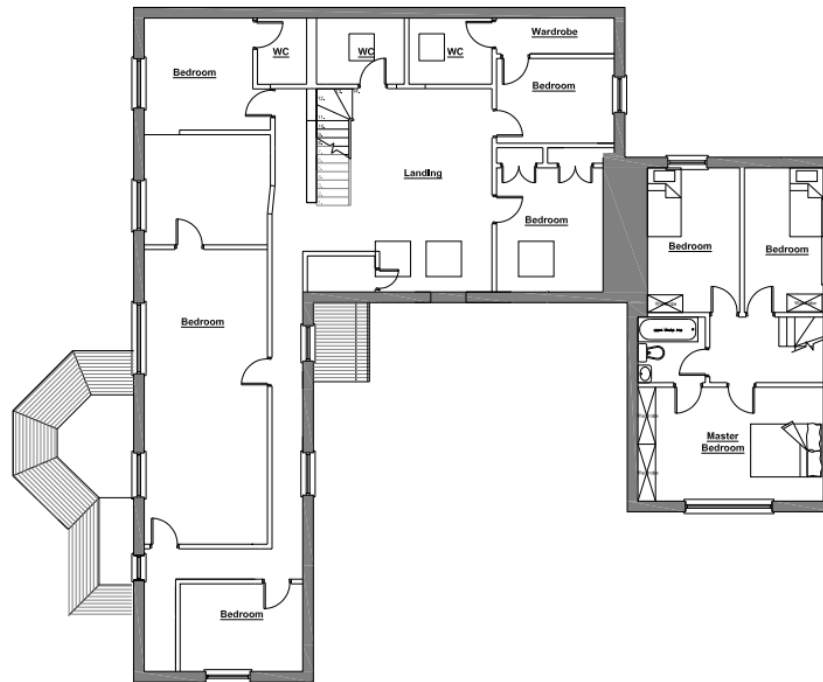
Existing Ground Floor Plan

1:100 scale
0m 2m
1:100 Scale Bar

106.3 04 P0



Existing First Floor Plan



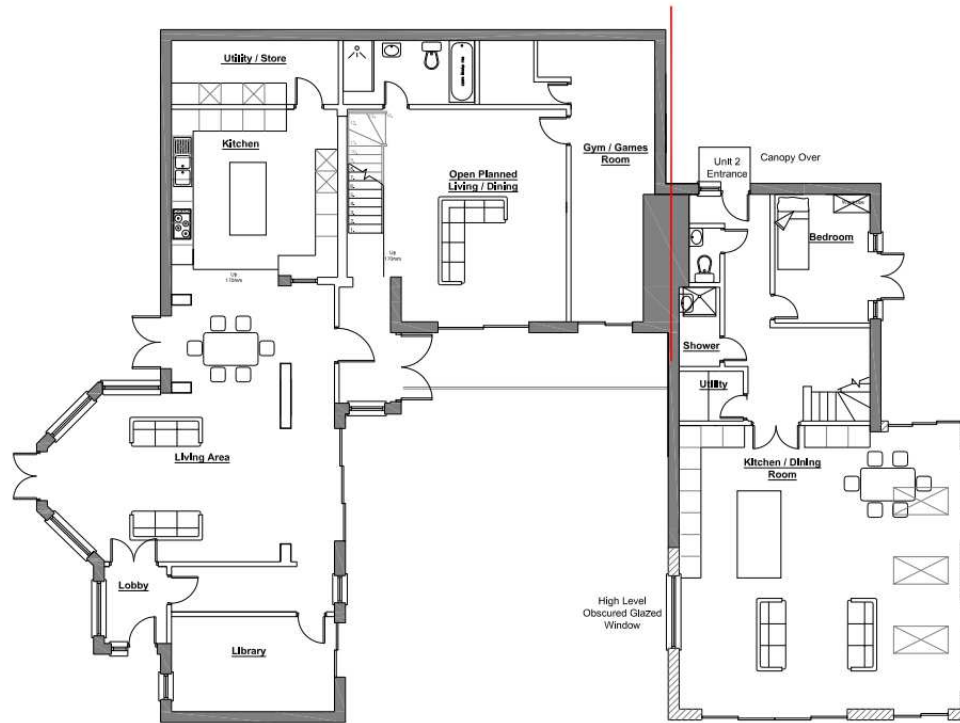
Existing First Floor Plan

1:100 scale
0m 2m
1:100 Scale Bar

106.3 04 P0



Proposed Ground Floor Plan



Proposed Ground Floor Plan

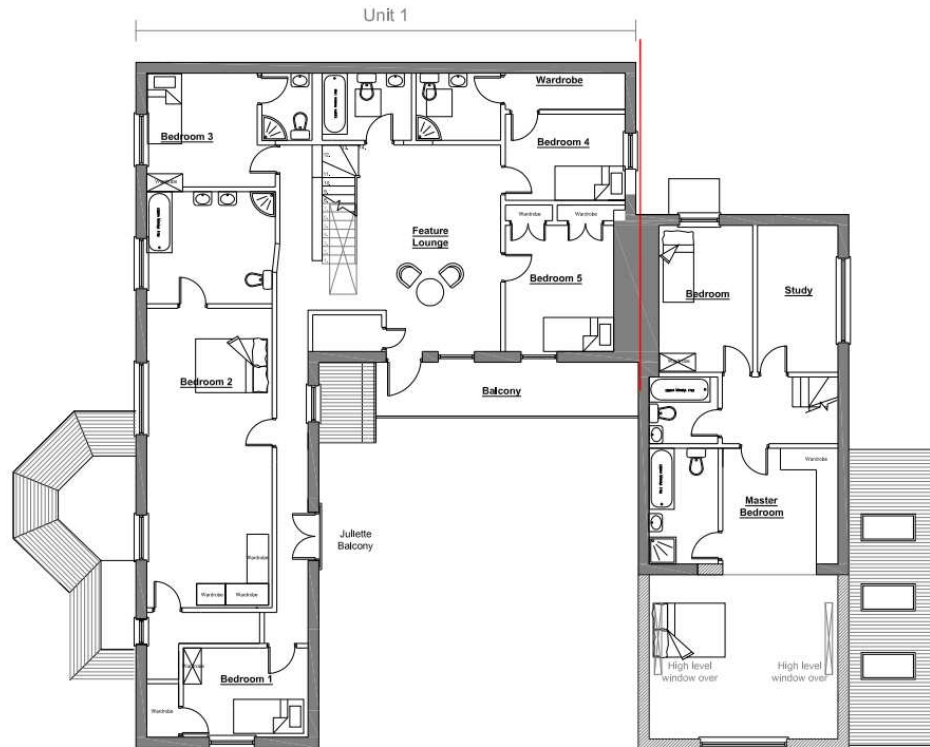
1:100 scale
0m 2m
1:100 Scale Bar

106.3 05 P2



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Proposed First Floor Plan



Proposed First Floor Plan
1:100 scale
0m 2m
1:100 Scale Bar

106.3 05 P2



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Artist's Impressions



Unit 1 (Stable House) From Preston Park Ave driveway



Unit 2 (Stable Cottage) Garden & Driveway



Unit 1 (Stable House) Front Garden



Unit 2 (Stable Cottage) Garden



Unit 1 (Stable House) Courtyard



Edge of Unit 1 (Stable house) Upper Garden

Key Considerations in the Application

- Principle of use
- Design and Appearance
- Impact on Preston Park conservation area
- Standard of Accommodation
- Impact on neighbour amenity
- Transport matters



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Conclusion and Planning Balance

- Net increase in residential units;
- Design sensitive to existing character and appearance of building and wider conservation area; would not compromise the “green” nature of this rear plot.
- Residential use consistent with alternate uses listed in policies HO11 & HO20 and with area.
- No significant highway impact.
- The application is therefore recommended for **approval** subject to a number of conditions.

