St Johns, 2 Vicarage Lane

BH2020/03029

Application Description

- Change of use for existing annex into separate studio dwelling measuring 37sqm

- Front extension measuring 3.07m deep x 4.8m wide x 2.8m high to the flat roof and 3.4m high to roof lantern

- Materials to match existing

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Existing Location Plan

Location Plan
1:1250 @ A1

Existing Block Plan

Existing Block Plan
1:500 @ A1

LEGEND

Site boundary	
Existing subject building	
Listed building	

Proposed Block Plan

Proposed Block Plan
1:500 @ A1
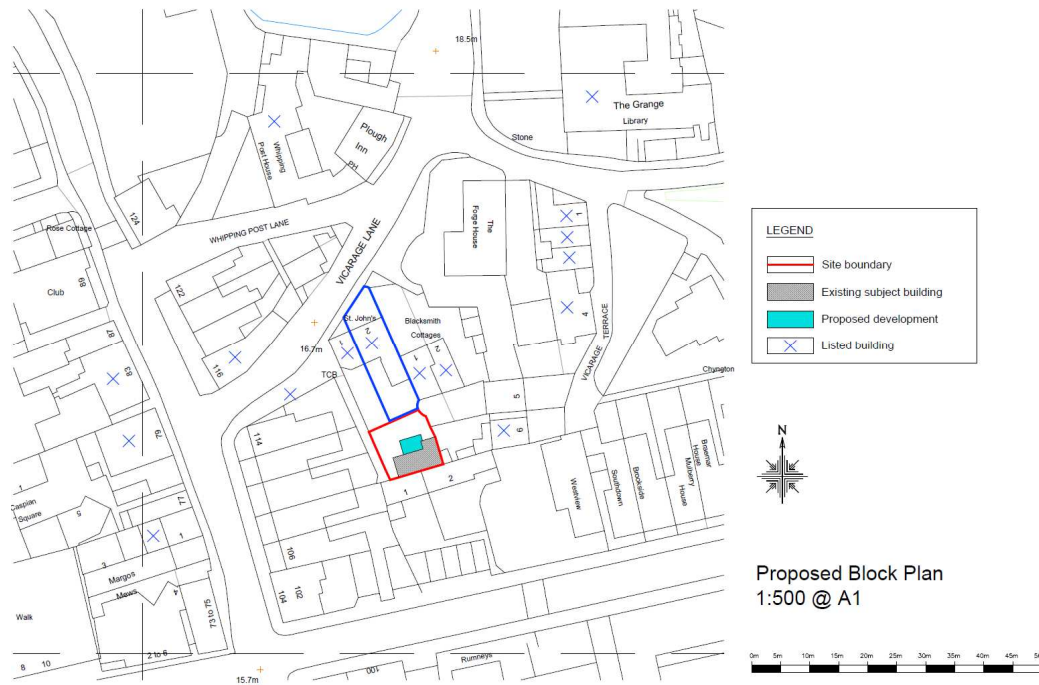
Aerial photo(s) of site

3D Aerial photo of site

NORTH

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Street photo(s) of site

St. John's

Access to the site via alley to side of 1 Vicarage Lane

Image from Google Street View March 2019

Street photo of site

St. Johns and
No.1 Vicarage
Lane

Image from Google Street View March 2019

Access to site via Vicarage Lane

Existing entrance to annex from alley

Number of units

- One additional studio unit

- 37sqm of accommodation provided plus an additional mezzanine storage area

- Private garden

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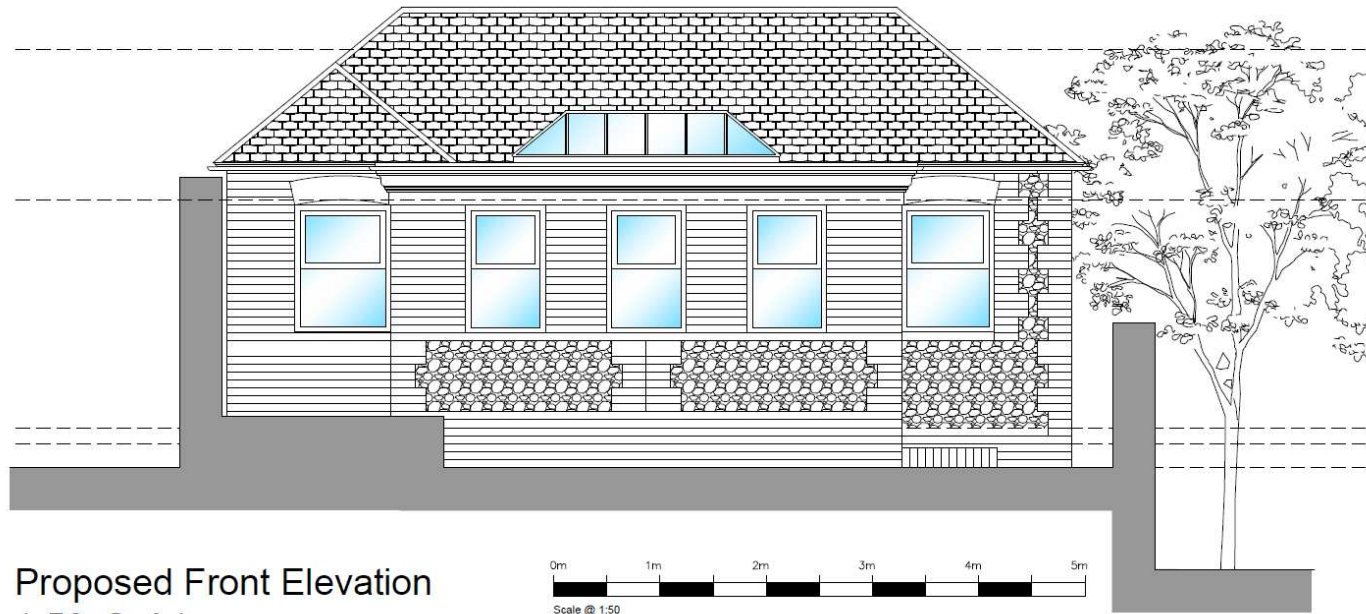
Existing Front Elevation

Existing Front Elevation
1:50 @ A1

0m   1m   2m   3m   4m   5m
Scale @ 1:50

01

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Proposed Front Elevation

Proposed Front Elevation
1:50 @ A1

0m 1m 2m 3m 4m 5m
Scale @ 1:50

02 V2

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Proposed Side Elevation

Proposed Side Elevation
1:50 @ A1

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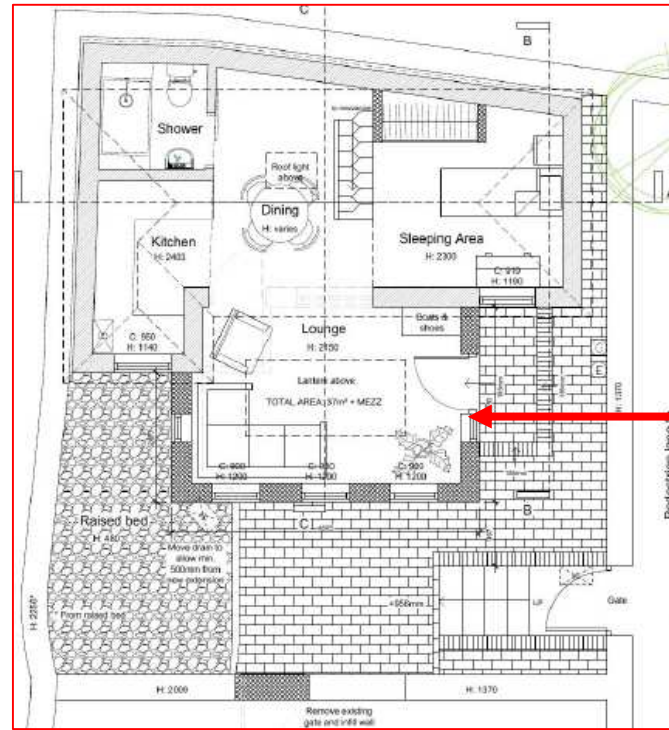
Floor Plan

37sqm of floor space with headspace above 2.3m high.

6.15sqm of additional storage/snug area at mezzanine level.

Proposed Front Extension
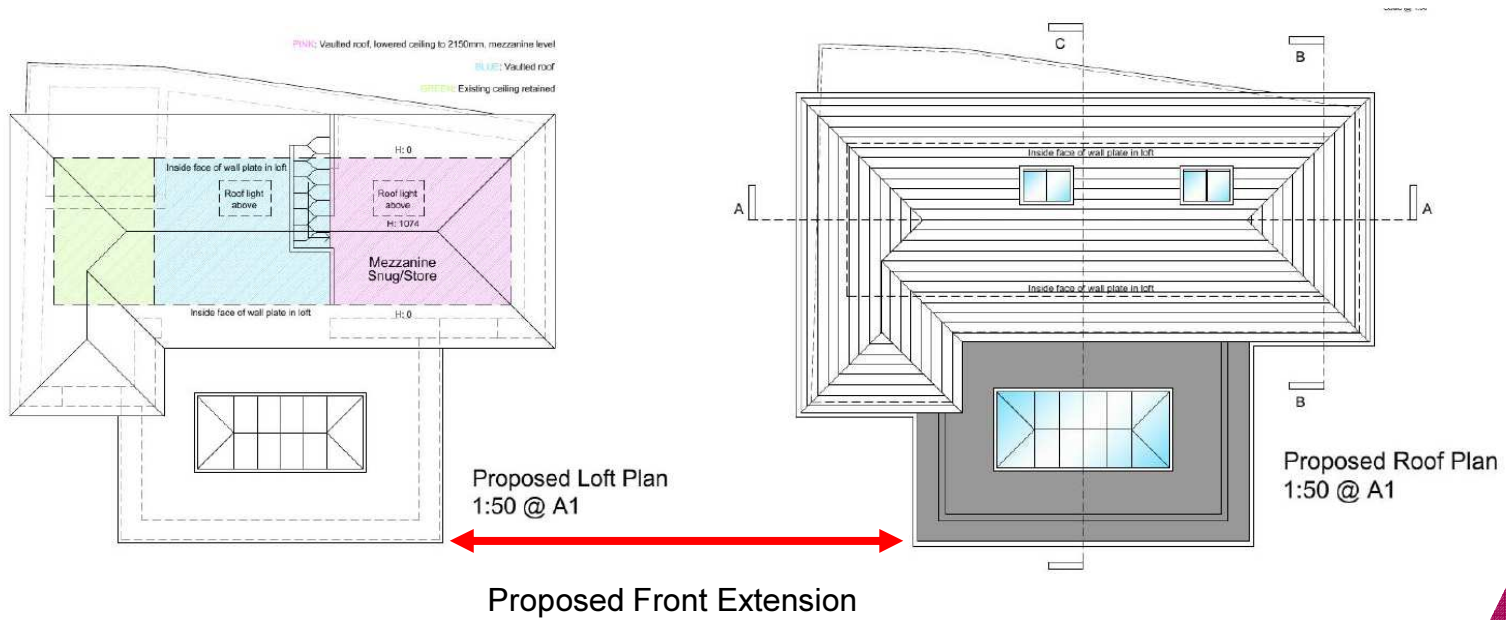
Mezzanine and Roof Plan

Mezzanine storage/snug area shown in pink

PINK: Vaulted roof, lowered ceiling to 2150mm, mezzanine level

BLUE: Vaulted roof

GREEN: Existing ceiling retained

Inside face of wall plate in loft

Roof light above

Roof light above

Mezzanine Snug/Store

Inside face of wall plate in loft

Proposed Loft Plan
1:50 @ A1

Inside face of wall plate in loft

Inside face of wall plate in loft

Proposed Roof Plan
1:50 @ A1

Proposed Front Extension

Annex and Garden as Existing

Other Photos of Site

Existing relationship with neighbouring properties

Proposed Visual(s)

Key Considerations

- Housing Provision
- Design and Appearance
- Impact on Listed Buildings and Conservation Area
- Standard of Accommodation
- Neighbour Amenity
- Transport
- CIL Liability Approx. £3125.61.

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City Council

Conclusion and Planning Balance

- Would provide one new dwelling of good size and standard
- Scale and design in context with site and surroundings
- Impact on amenity for neighbouring residents would not be of a degree to warrant refusal
- No significant highways impact
- The application is therefore recommended for **approval**