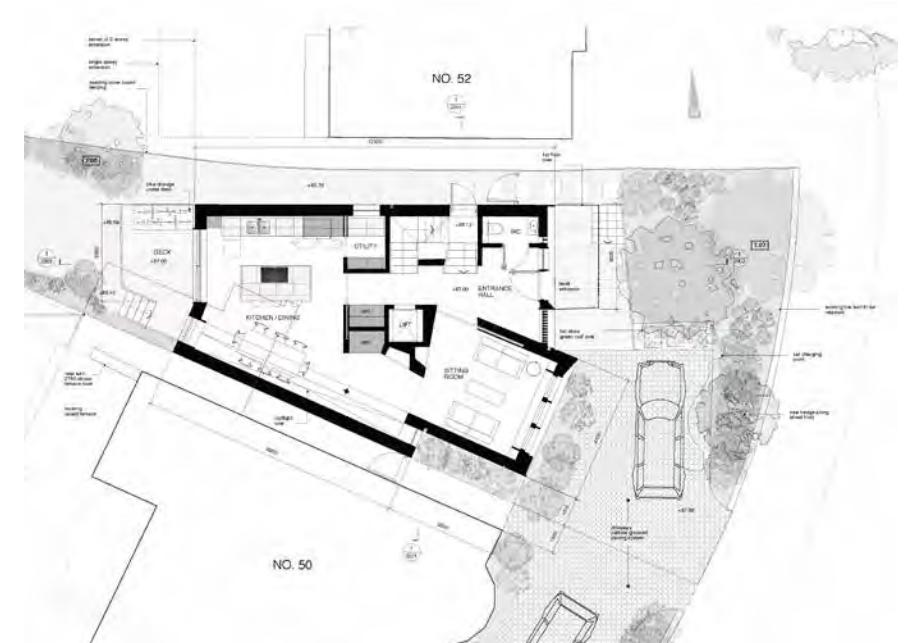


Planning Context



Illustrated above is the consent for number 50 Lanchester Road which is currently under construction. The proposed design was developed by Yabsley Stevens Architects. The proposal is for a detached three bedroom 'downsizer' house of 172 sqm. It achieves this through the demolition of the car port and use of a left over triangular area of side garden. The strategy is to express the proposed massing as two distinct blocks that vary in scale and height to respond to the scale and rhythm of the projecting bays of the adjacent properties.

Although a new build proposal and quite different from the proposed works to 29 Lanchester Road there are a number of items that were of interest in developing our proposals. It is interesting that the proposed house is considered in two parts that relate to the projecting bays of existing properties, this matches our own analysis of the existing character of Lanchester Road. Other elements of interest include the use of roof void for vaulted rooms (as in number 50), the expression of gables as a way to relate to the rest of the street. The organisation of the ground floor achieves a positive relationship both to the rear garden but also to the street frontage through the creation of a bay window to a living space to the front.

Planning Context

Other Relevant Planning Applications

In addition to the two recent applications highlighted on the previous page other relevant applications that provide precedent for the proposed works include the following:

HGY/2017/1426

35 Lanchester Road - PERMISSION GRANTED
Single and two storey rear extension and side dormer

HGY/2017/0530L

3 Lanchester Road - PERMISSION GRANTED
Conversion of front garage

HGY/2015/1045

48 Lanchester Road - PERMISSION GRANTED
Ground floor rear extension

HGY/2014/3021

75 Lanchester Road - PERMISSION GRANTED
Ground floor rear extension, dormer windows, double storey side extension

HGY/2011/1291

24 Lanchester Road - PERMISSION GRANTED
(Rear ground floor extension, rear and side dormers)

HGY/2014/0411

61 Lanchester Road - PERMISSION GRANTED
Two storey side extension, ground floor rear extension, rear and side dormers

HGY/2013/0330

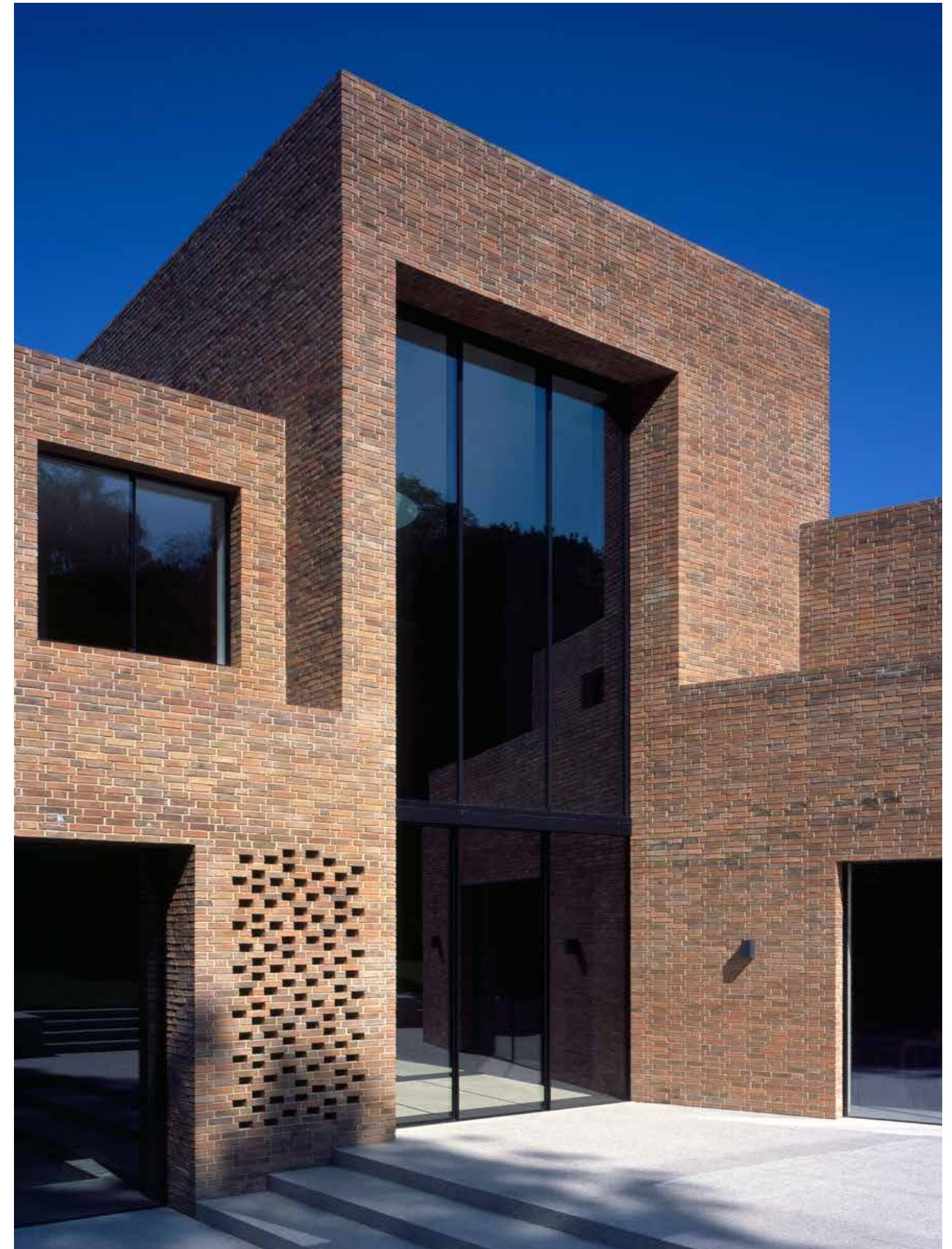
34 Lanchester Road - PERMISSION GRANTED
Ground floor rear extension

HGY/2012/1158

30 Lanchester Road - PERMISSION GRANTED
Ground floor rear extension, conversion of garage

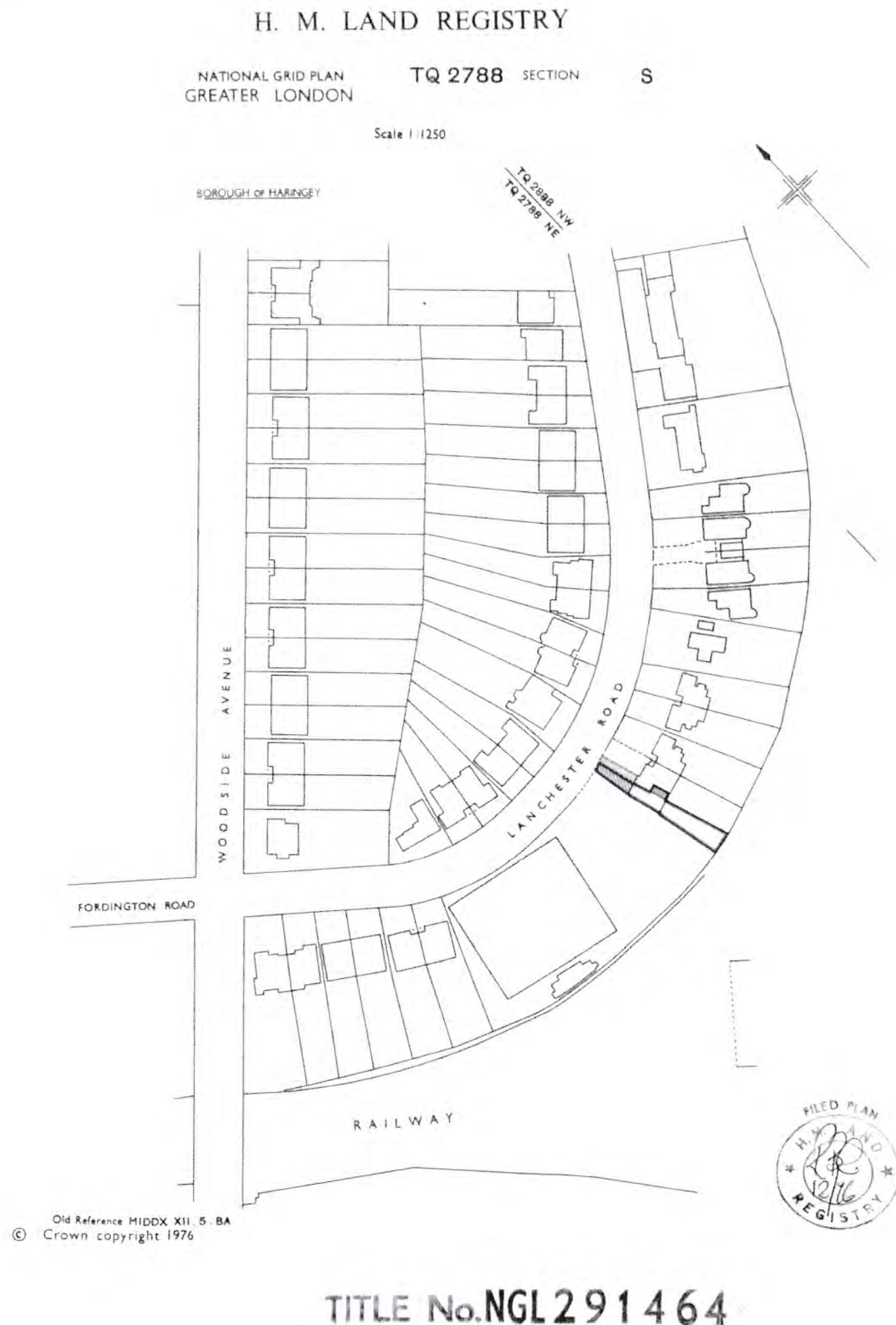
HGY/2012/0706

63 Lanchester Road - PERMISSION GRANTED
Demolition and modern new build of a two storey detached house



Photographs of the now built consent for number 63 Lanchester Road showing the diverse range of homes that the street includes

Planning Context



Application History for the site

As previously highlighted 29 was formed on the site of the garage for what is now number 29a. This was through a series of applications detailed below.

HGY/1964/0462

Two-storey garage and bedroom addition at side of house
GRANTED 16/06/64

HGY/1970/0548

Alterations and additions to private house
GRANTED 10/08/70

HGY/1973/0683

Alterations and extension to double garage and room over to form 1 self-contained town house.
GRANTED 23/01/73

HGY/1974/0672

Alterations & additions to form separate self-contained dwelling GRANTED 25/01/74

HGY/1996/0533

Erection of ground floor rear conservatory
WITHDRAWN 12/07/96

HGY/1996/1265 -

The erection of ground floor rear conservatory extension
PERMISSION NOT REQUIRED 19/11/96

HGY/2007/0687

Conversion of integral garage to habitable room
GRANTED 22/05/07

HGY/2010/0709

Extension of roof and conversion of masterbedroom
WITHDRAWN

HGY/2010/0865

Extension to permission HGY/2007/0687
GRANTED 05/07/10