



Garden Access from side of Outrigger



Room 3 rear Facade



Side Gate off Alleyway - communal Garden Access (in the background rear extension at no. 54)

4. Use, Amount & Layout

The use of the HMO as a whole and that of Room 3 remains unchanged.

The existing Gross Internal Area (GIA) of the property is 180m².
The single storey extension will increase the GIA by 22m² to a total of 202m².

The extension consists of a bedroom and an en-suit bathroom to be added onto Room 3, which will remain part of the large HMO.

5. Scale & Appearance

The proposed development is a single storey extension to the rear of the host building, a small addition to the back of a 3-storey end-of-terrace house. It will be finished in materials matching the original building.

The extension will not be visible from any public vantage point. It will not diminish any of the neighbours amenities.

6. Daylight / Sunlight / Overlooking / Overshadowing

The proposed extension will have only negligible impact on neighbouring properties.

The rear outrigger of no. 50 mirrors that of no.52 and has no side windows in the area of the proposal. No. 54 has already a rear extension and is separated from no.52 by the shared alleyway.

The new extension will block the already limited garden views from Room 2 within the host property. The retained courtyard to the side of the rear outrigger will function as a lightwell and fully retain the viability of the rear window of Room 2.

Room 3 will greatly benefit from the new garden access and new double window.

No overlooking will occur as a result of the extension.
Overshadowing will only marginally increase from the current overshadowing by the close-boarded fence.

7. Amenities

The application site's rear garden will remain to be of substantial size following the extension. Currently the garden is approximately 19m deep. 15m depth and a rear garden area of 84.6m² will remain after extending the building.
Communal access via side gate off the alleyway will be retained.

8. Conclusions

The proposed scheme seeks to revitalise, upgrade and enlarge an existing HMO unit.

The fabric, the character & the utility of the existing building will be fully preserved and complemented by a matching and sympathetic addition.

We look forward to your decision.
Thank you!