Site Context Pictorial Views

An aerial view of the subject dwelling, highlighting the closest neighbouring property, the established tree and hedging that obscures the westerly elevation of the dwelling, and finally the private driveway to the public highway.



The primary elevation view of the dwelling is approached via the private driveway:



The above pictorial documents the splayed driveway entrance, with the local public highway in the foreground, and highlights the prominence of the southern elevation from the private driveway.

To either side of the private driveway and the public highway, watercourses have had a series of restorative works completed as shown below:



Elevations

The following pictorial and planning drawings demonstrate the pre and post-works to the dwelling.

Southern Elevation

The proposed works to this primary elevation focus on reinstatement and renewal. Visually, the changes will be limited to renewed lime-rendered walls and the front door portal repaired and refinished. The roof covering will comprise new blue-black tiles, and the rainwater system will be renewed and placed on the side and rear elevations. The chimney stacks will be replaced with a single chimney stack as defined in the council's published rural property design guidelines.



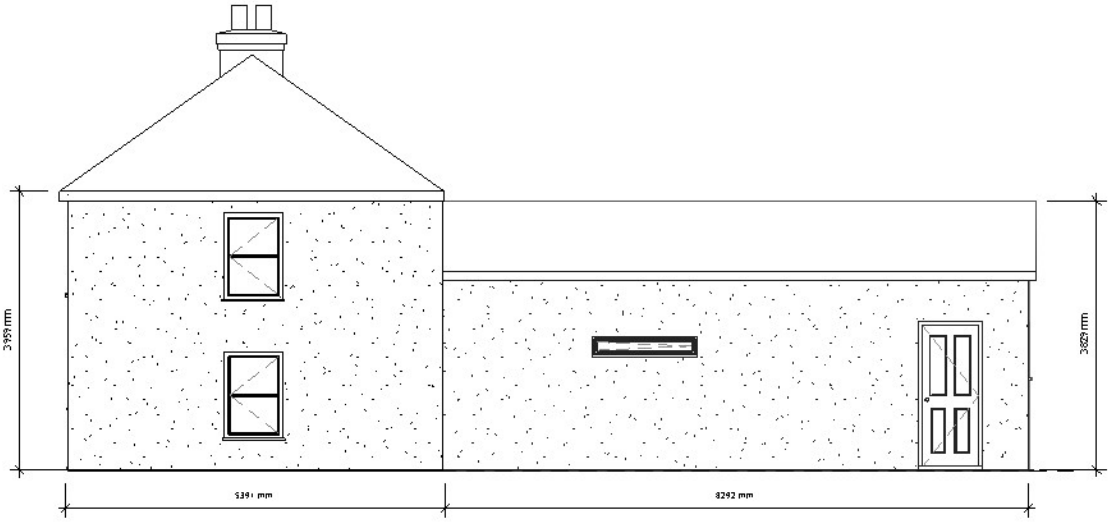


Easterly Elevation

The "as is" elevation is as follows, demonstrating the original dwelling construction and the derelict single-storey extension:



The derelict extension will be replaced with a new structure in the form of a single-storey building. A pitched roof with slate tiles is proposed to visually align with the historical form of the original dwelling. The new foundation will be a reinforced, insulated RADON concrete slab. The external walls will utilise a twin-wall concrete block structure, with 150mm of cavity insulation.

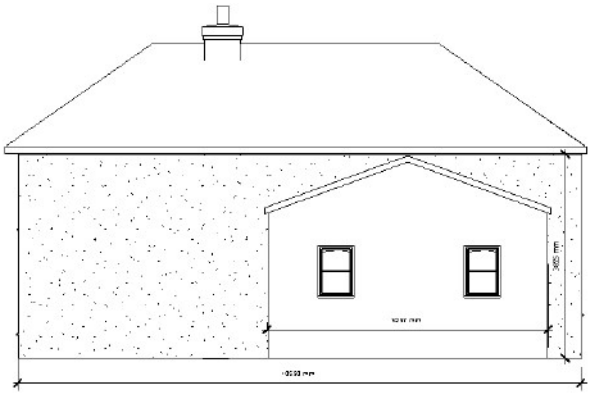


Northern Elevation

The existing derelict single-storey extension, documented as structurally unsound, requires demolition and replacement. To be noted is the established tree and hedging that obscures the extension when viewed from a westerly perspective.



The construction of the proposed 40m2 extension is shown as follows, highlighting the change from a flat roof to that of a pitched roof, with a marginal increase in width towards the west. The upper windows on the primary dwelling will be infilled and rendered. The rainwater system will be replaced and relocated to the historically correct position of each corner, set aside the wall quions.



Western Elevation

The topography and established trees and hedging obscure the visualisation of the western elevation of the dwelling and extension from both the public highways and neighbouring properties.

The following pictorial view highlights that observation from the western elevation, and the parked vehicle indicates the primary southerly elevation of the property. As can be observed, the side and rear of the dwelling are obscured.



Site Location and Layout

The following OSI planning map provides the location of the site associated with this application. The boundary of ownership is marked in blue, and the area defined in red documents the area associated with the proposed works. Finally, there are no easements associated with the site.