

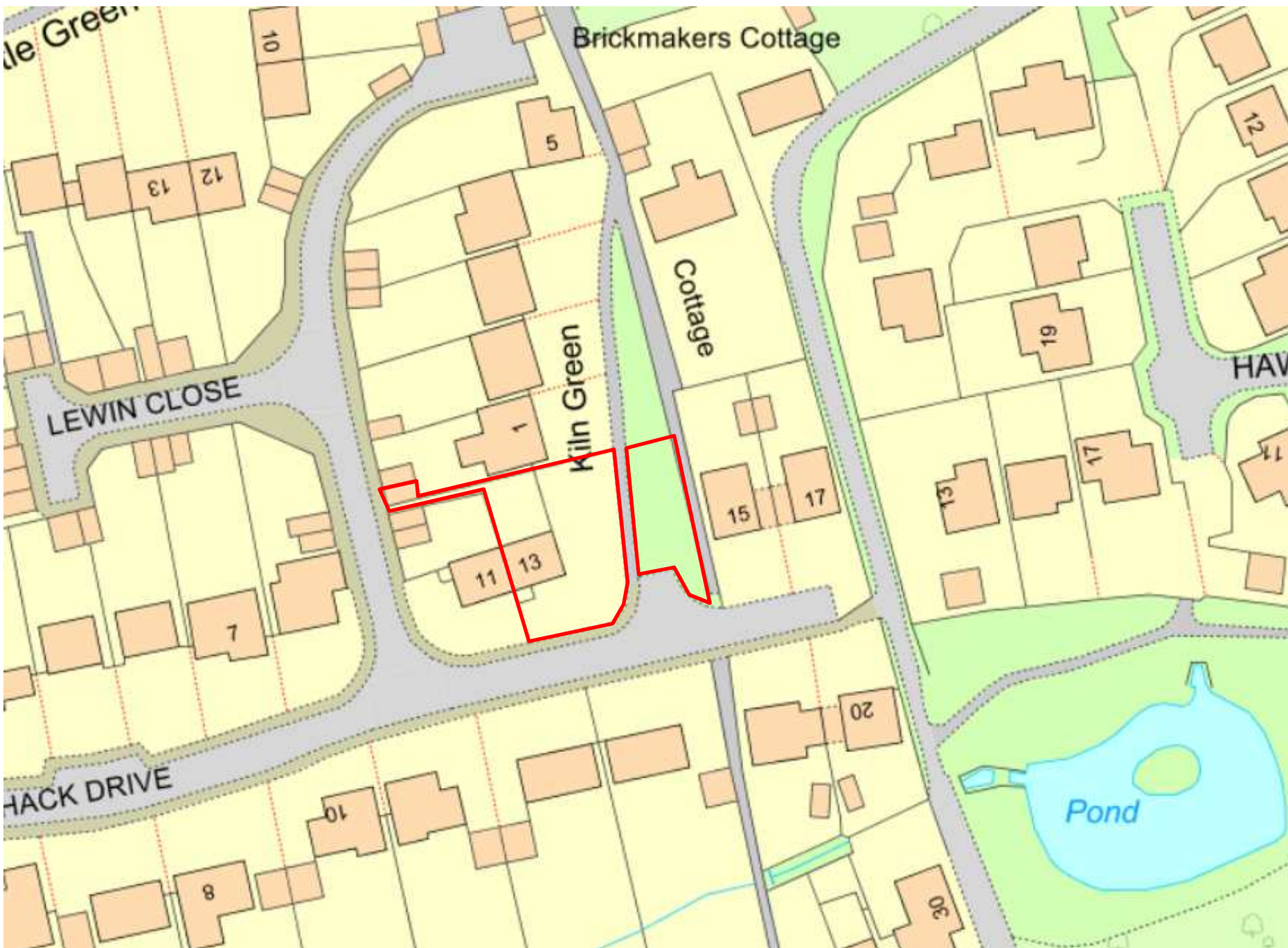
13 Hack Drive, Colden Common SO21 1UD

Conversion of integral garage to integral annexe with bay window to the front and level threshold side access door.

Erection of timber outbuilding to include workshop/
garden room and facilitate the change of integral garage
use for use ancillary to the dwelling

Application Number:
20/01388/HOU







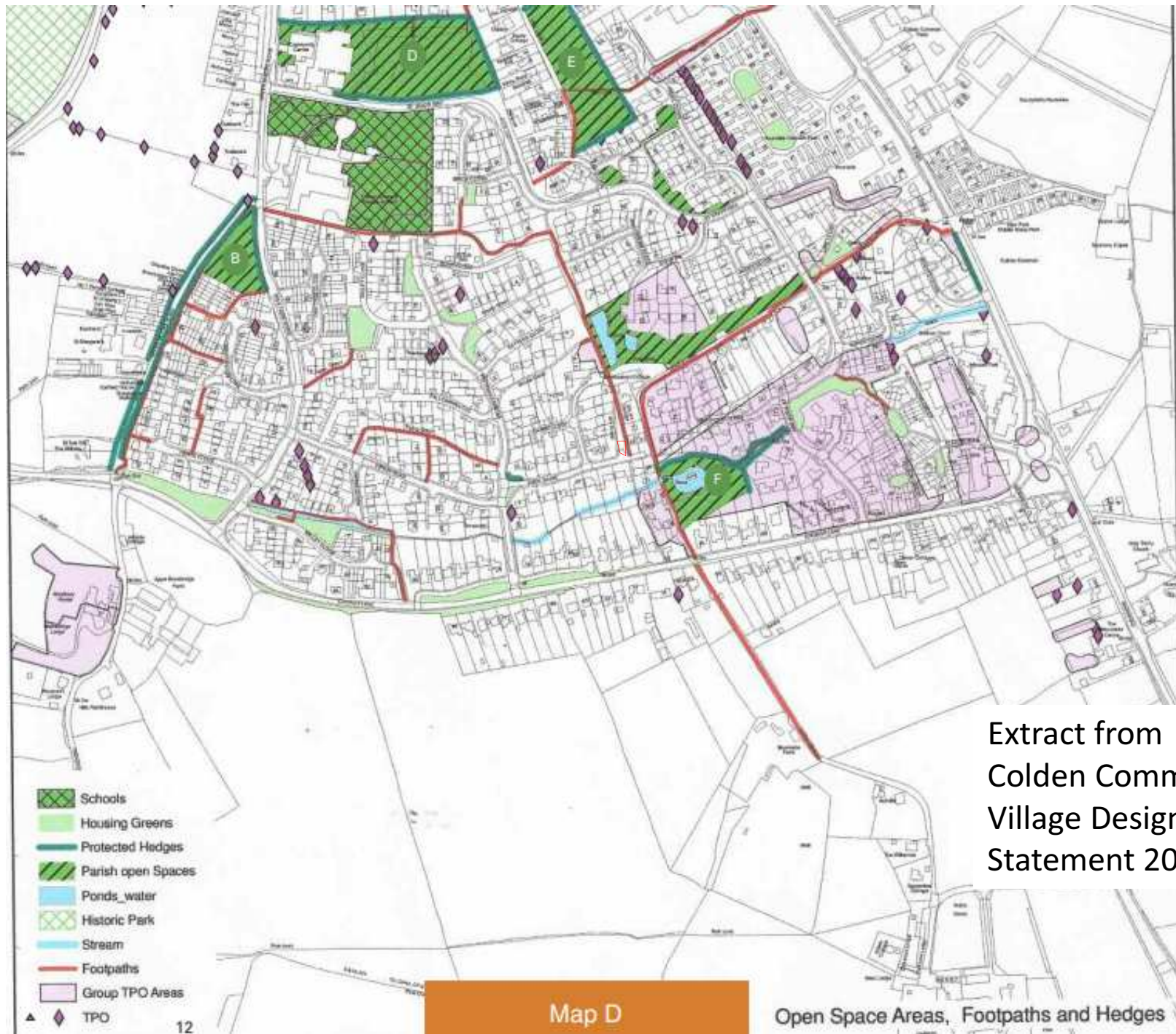
Aerial photo 2013



Looking east

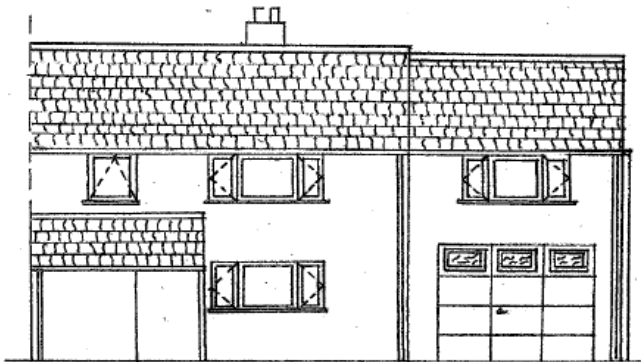


Looking north

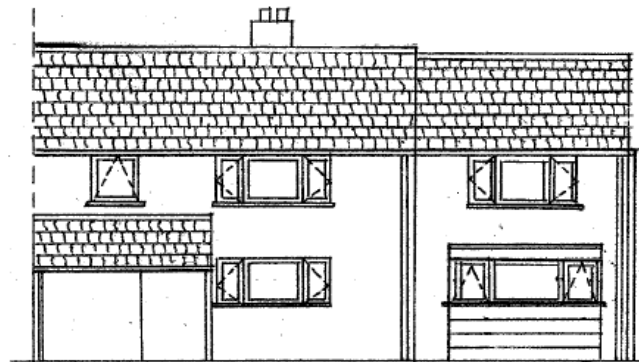


Extract from
Colden Common
Village Design
Statement 2012

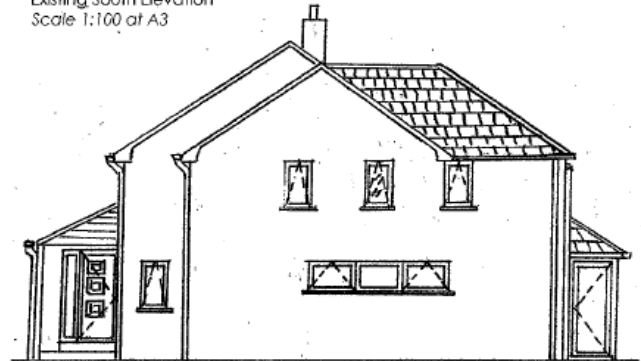




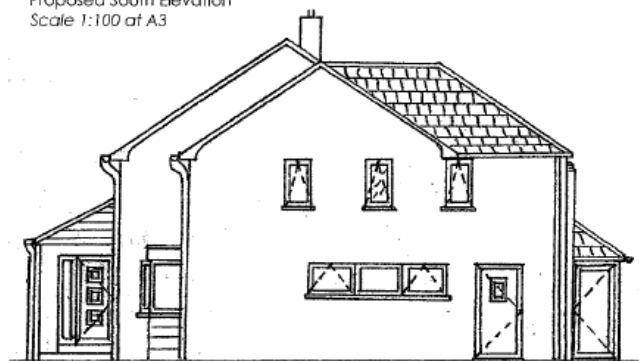
Existing South Elevation
Scale 1:100 at A3



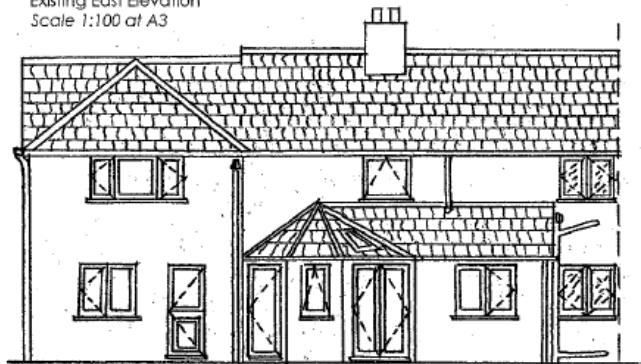
Proposed South Elevation
Scale 1:100 at A3



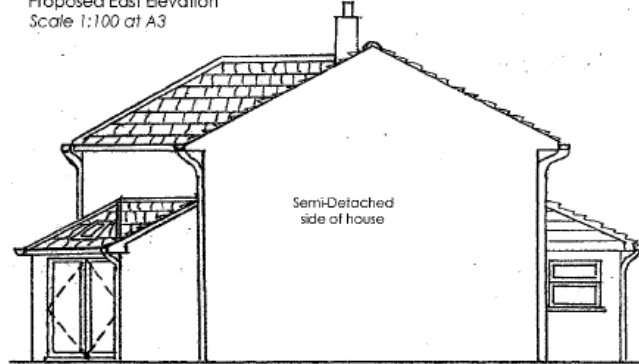
Existing East Elevation
Scale 1:100 at A3



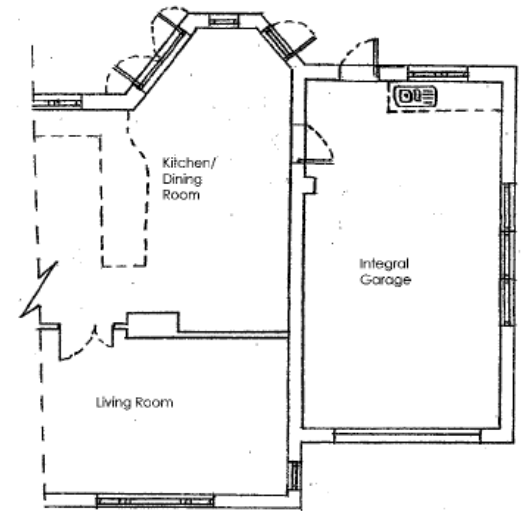
Proposed East Elevation
Scale 1:100 at A3



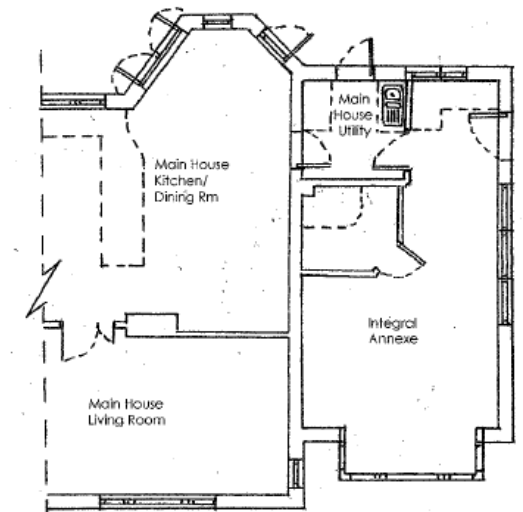
Existing North Elevation - No Change
Scale 1:100 at A3



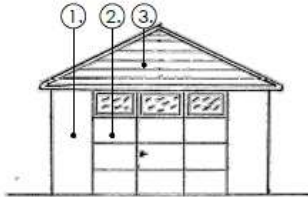
Existing West Elevation - No Change
Scale 1:100 at A3



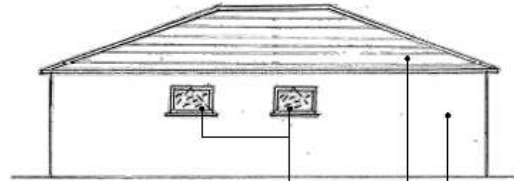
Existing Floor Plan
Scale 1:100 at A3



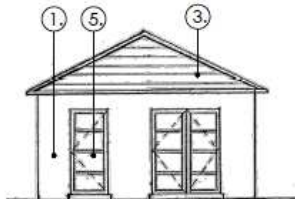
Proposed Floor Plan
Scale 1:100 at A3



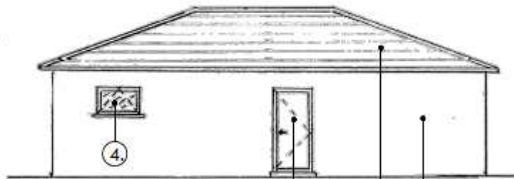
Proposed South Elevation
Scale 1:100 at A3



Proposed East Elevation
Scale 1:100 at A3

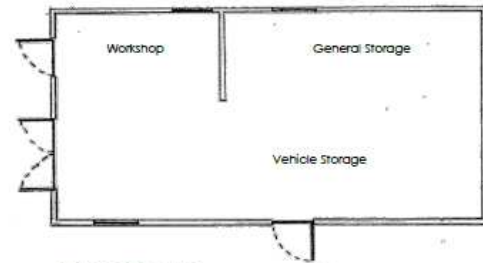


Proposed North Elevation
Scale 1:100 at A3

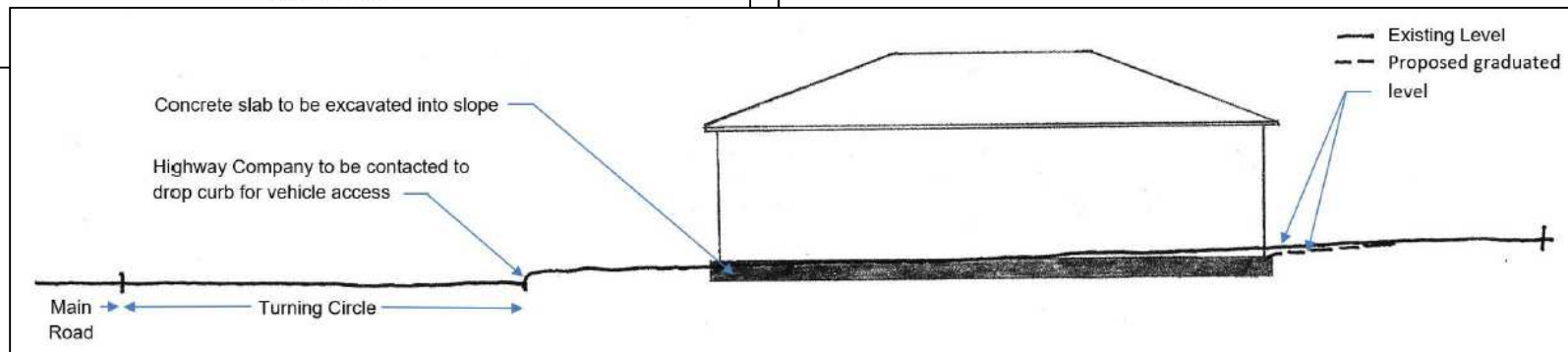
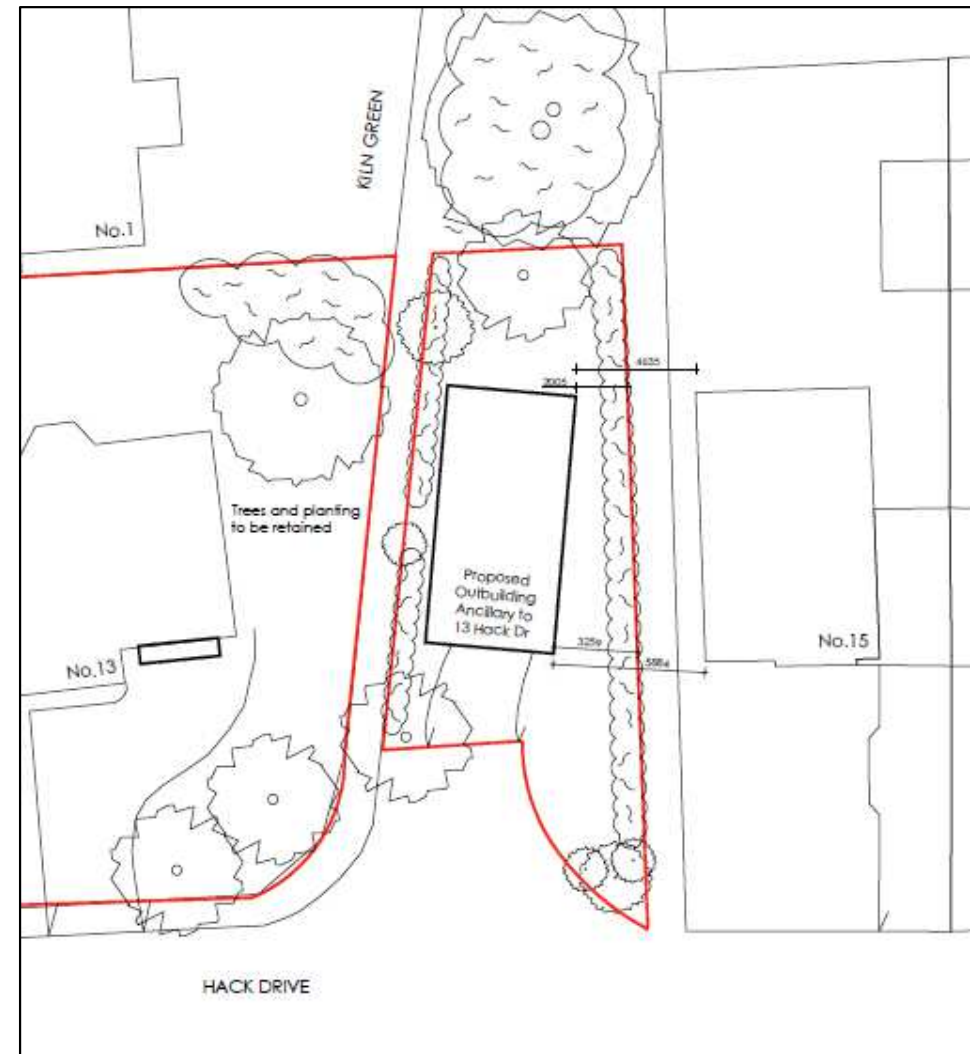


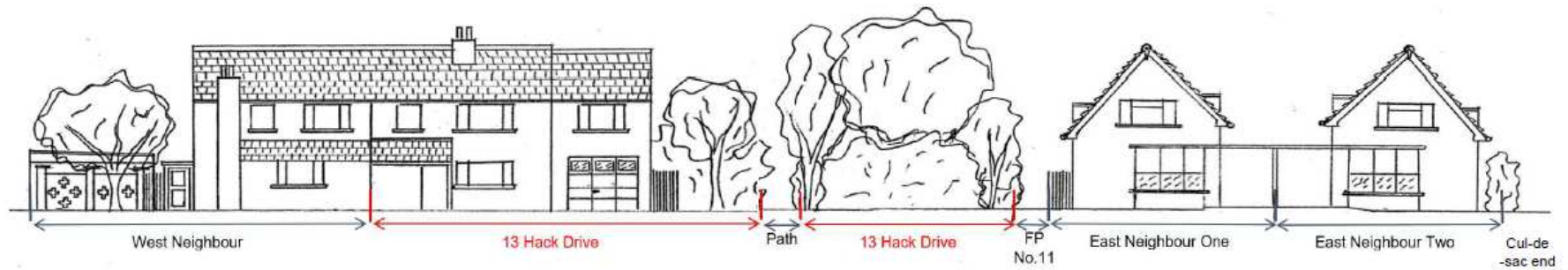
Proposed West Elevation
Scale 1:100 at A3

- ① Simple horizontal timber construction
- ② Existing Composite roller garage door
- ③ Pyramid low pitched tiled roof
- ④ High cill level obscured glass (OG) windows, laminate frame
- ⑤ Laminate frame doors
- ⑥ Laminate frame side access door



Proposed Floor Plan
Scale 1:100 at A3

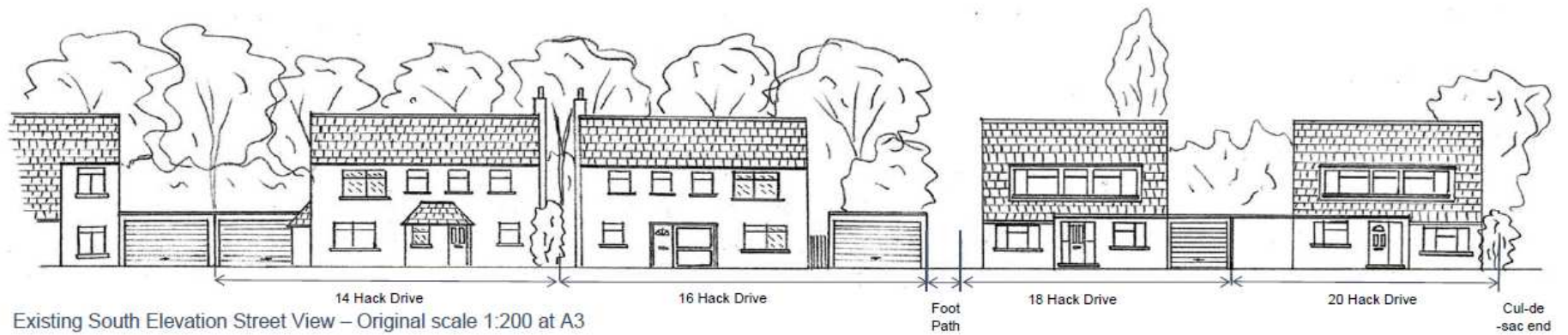




Existing North Elevation Street View – Original scale 1:200 at A3



Proposed North Elevation Street View – Original scale 1:200 at A3



Existing South Elevation Street View – Original scale 1:200 at A3





Old google streetview photo of site

Footpath between site and No. 15 Hack Drive





Overgrown land to north of site

View across site to
No.15 Hack Drive





Views looking south along footpath (west of site) from Kiln Green to Hack Drive



Northern end of footpath to east of site



Southern end of footpath to east –
between site and 15 Hack Drive



Views from windows in western elevation of 15 Hack Drive



Recommendation – Approve

The proposed garage building can be accommodated on the site without significant or detrimental impact on the character and appearance of surrounding area or the residential amenities of occupants of adjacent properties and is therefore in accordance with policies of the Development Plan.