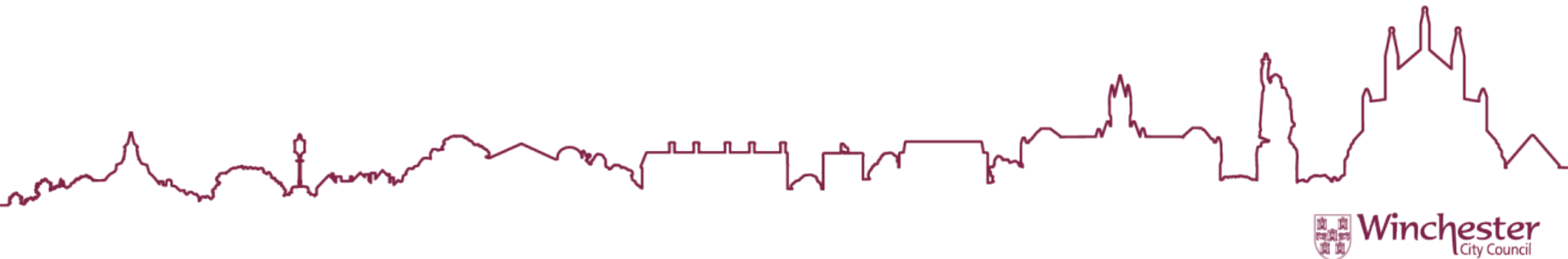


3 Godwin Close, Winchester, SO22 5JN

Demolition of existing front porch and rear storage structures;
erection of new integrated front porch, single storey rear extension with
raised patio and first floor side extension over existing garage
(amended plans, amended proposal).

Reference : 22/00231/HOU

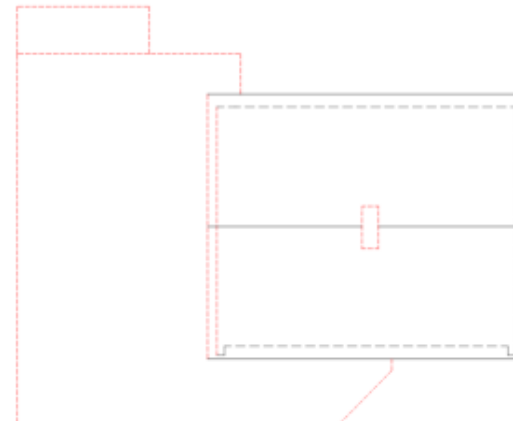
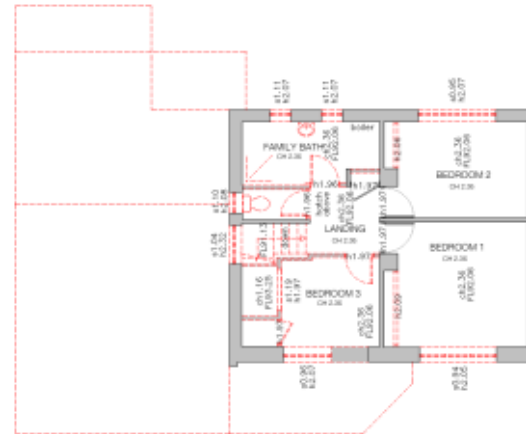
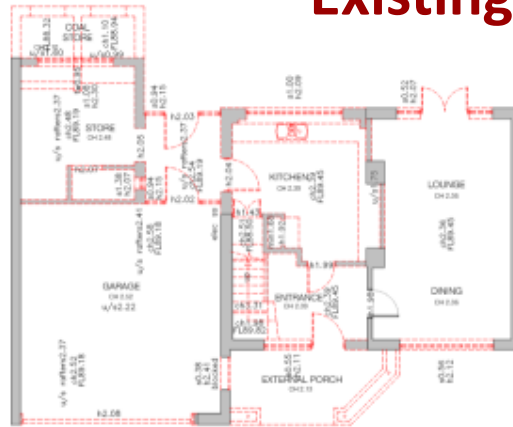
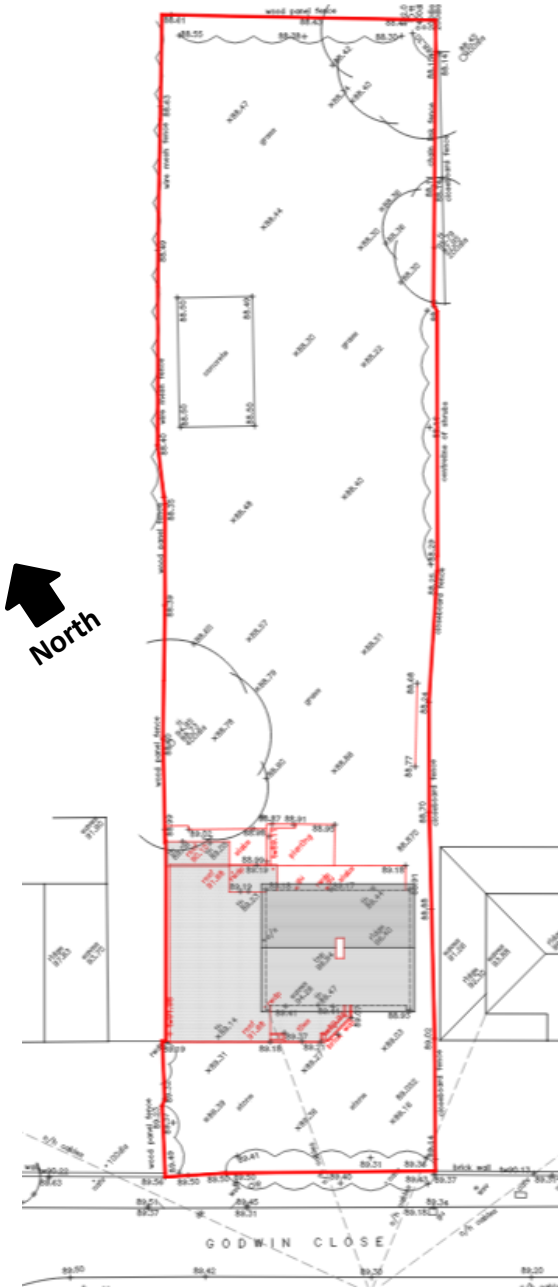






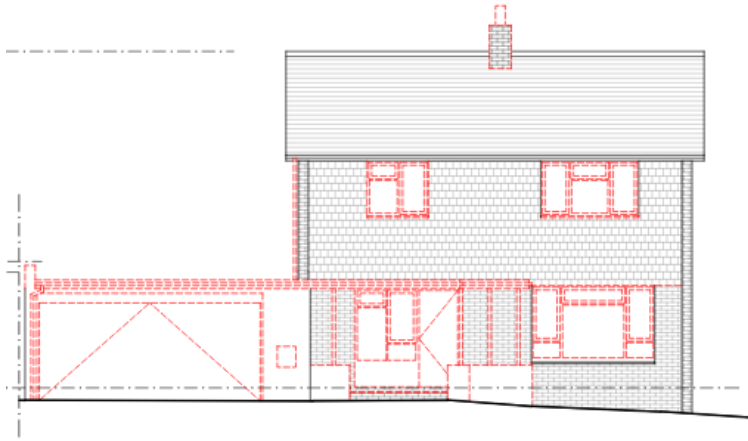
- **Site 15m x 64m**
- **No protected trees impacted**
- **ROW over 40m away (north)**

Existing Plans

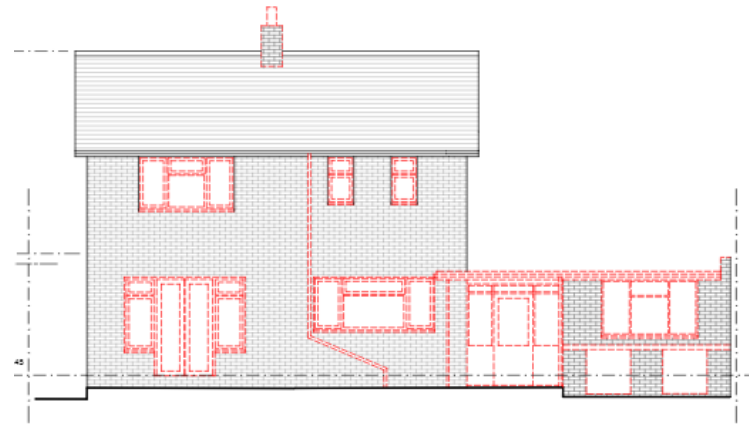


- **Existing Site Plan (garden building assumed as permitted development)**
- **Existing Ground, First and Roof Floor Plans**
- **3 bedrooms and a double garage as existing**

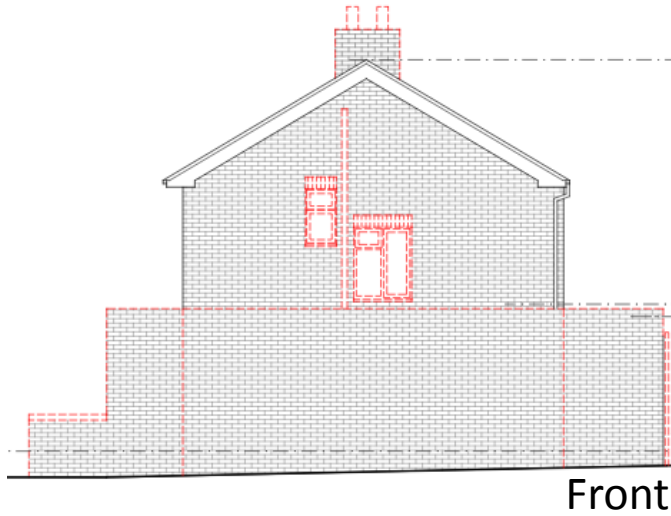
Existing Elevations



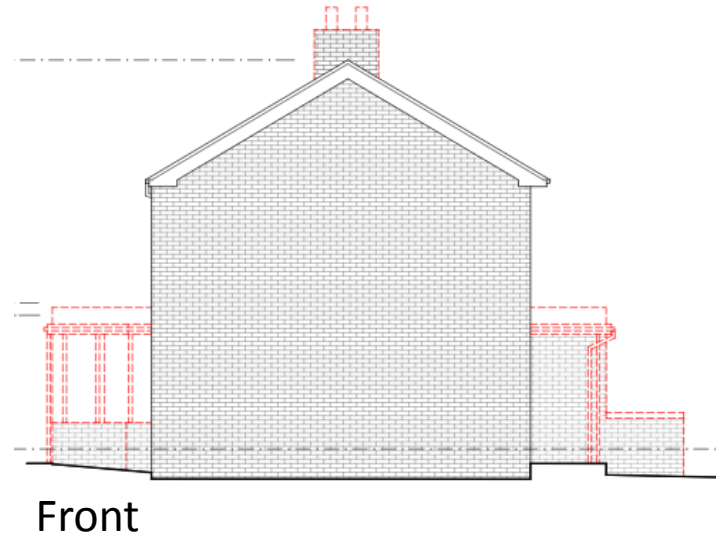
Front Elevation



Rear Elevation

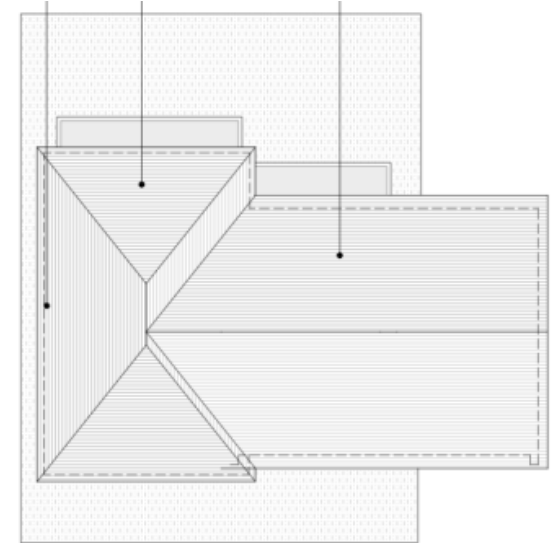
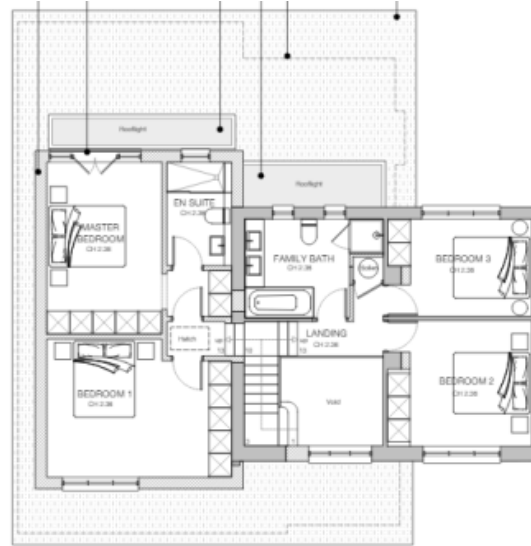
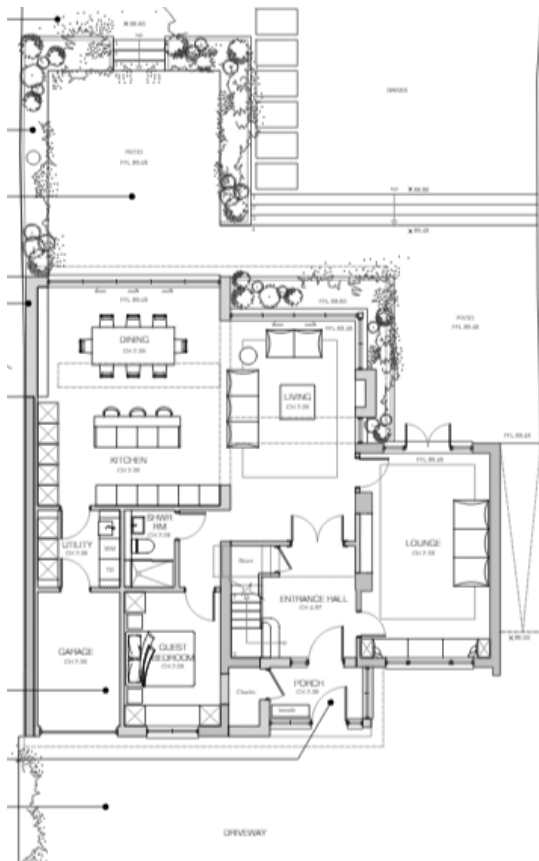


Side (NW) Elevation



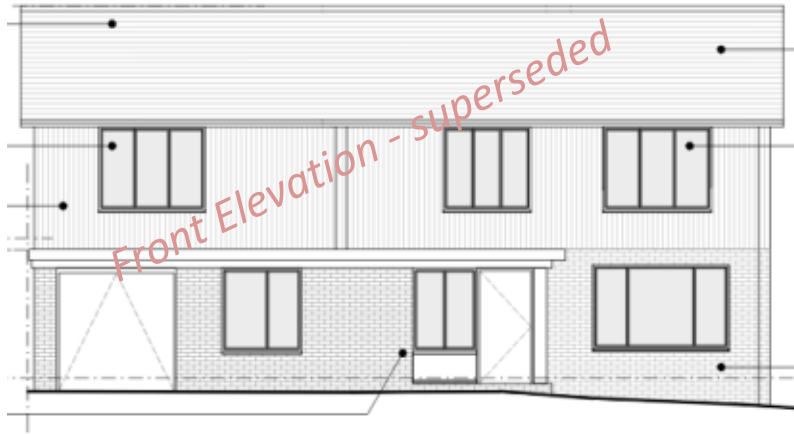
Side (SE) Elevation

Proposed (amended) Plans



- Ground floor includes infilling porch, converting part of the garage, removing rear storage buildings and extending ground floor with raised patio area.
- First floor includes side extension with shallow front/rear extensions.
- Roof plan displays hipped roof along both side, front, back of the side extension.
- Proposed is 5-bedroom dwelling with parking retained for 3+ vehicles

Proposed Front/Rear Elevations – original and amended



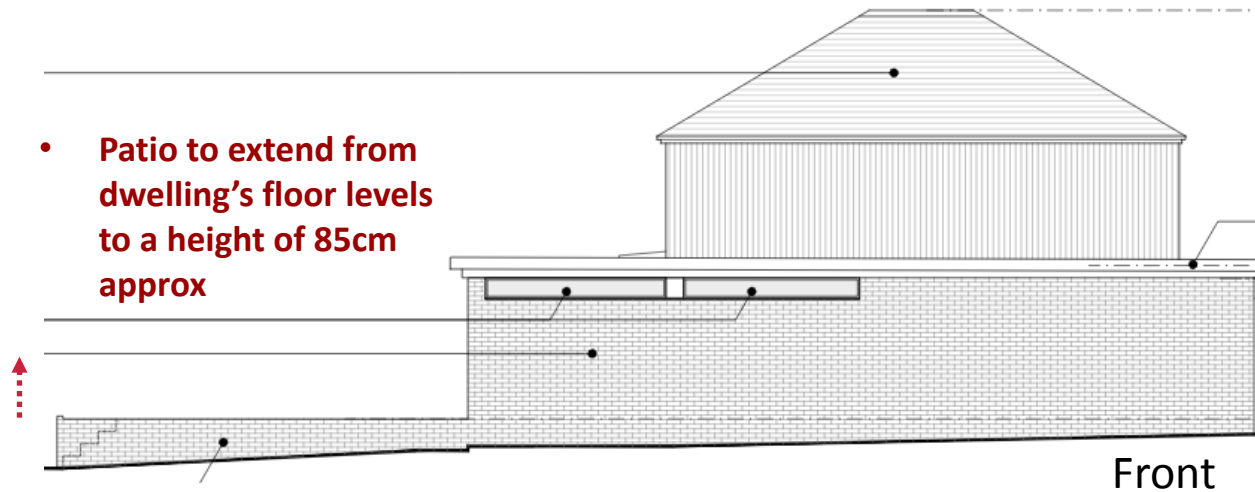
Amended Front and Rear Elevations –

Amended to reduce the roof and building works at first floor level toward no.2 to build outside the 45-degree vertical angle from a side-facing window

Materials:

- White painted brick to ground floor level
- Vertical natural stained timber cladding to first floor
- Slate roof

Proposed (Amended) Side Elevations



- Patio to extend from dwelling's floor levels to a height of 85cm approx

- White brick to ground floor level; timber cladding first floor; slate roof.
- Ground floor high-level windows
- Replacement roof over existing garage structure

Side (NW) Elevation



- Windows to be dark grey framed, as well as doors
- No side-facing first floor windows

Side (SE) Elevation

Existing Photos



Existing Photos (cont.)



- **Photo 5: Side garden toward no.4 narrow and maintained for access**
- **Photo 6: Rear storage structures behind garage to be removed**
- **Photo 7: Rear garden displays summer house with scouts building shown past rear boundary**



Comparison to No.2 Neighbour (NW) – side window

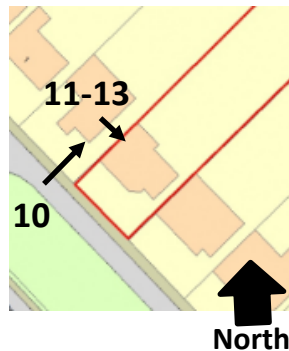


- Retained gap of side garden between dwellings 3m approx; height of garage proposed as 3m approx
- First floor set back by 0.5m; to a eaves height of 5m approx
- Centre of window and 45-degree vertical angle shown

Comparison to No.2 Neighbour (cont.) – side window



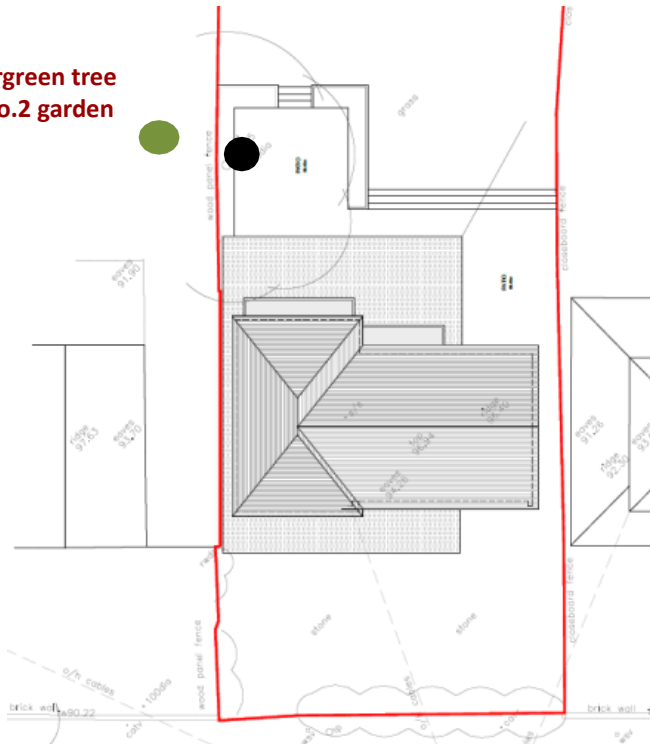
- Photo 10: views within side garden of no.2; mature trees to side boundary shown
- Photo 11: inside study/bedroom no.2
- Photos 12-13: views looking inside out from no.2 to proposal site from separate angles



Comparison to No.2 Neighbour (cont.) – Juliette balcony



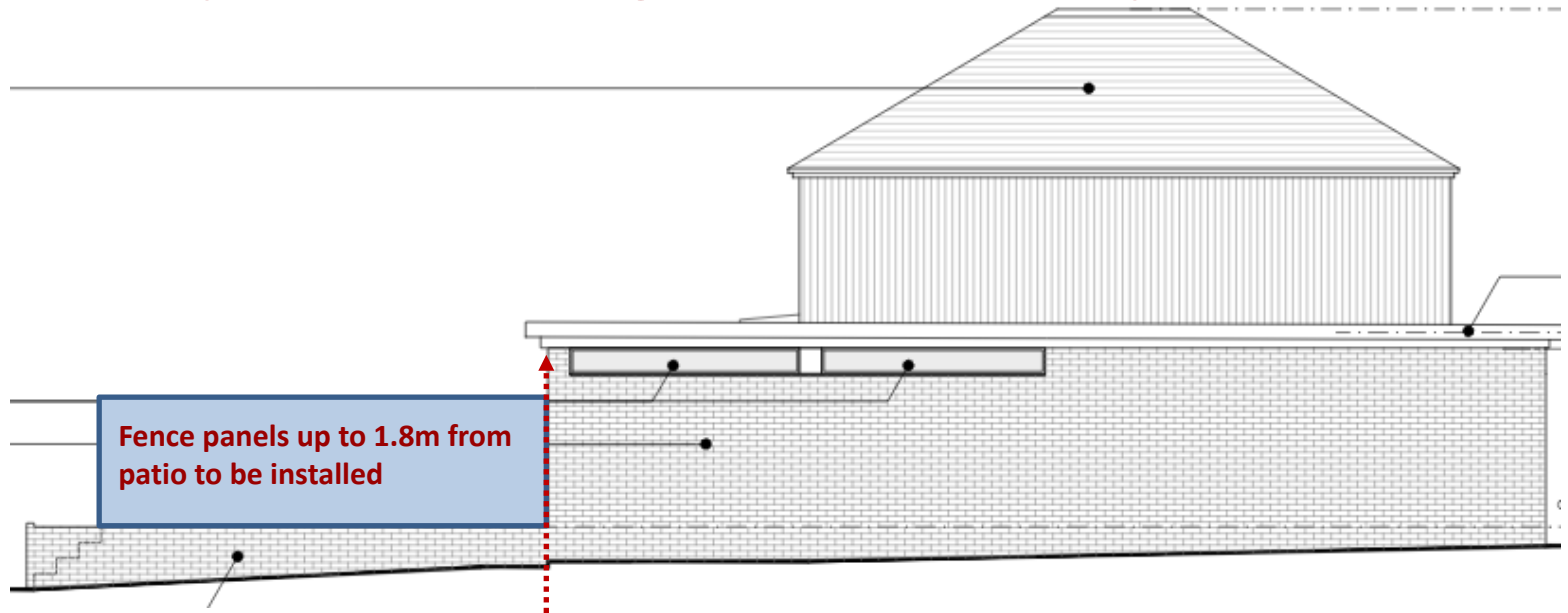
Evergreen tree in no.2 garden



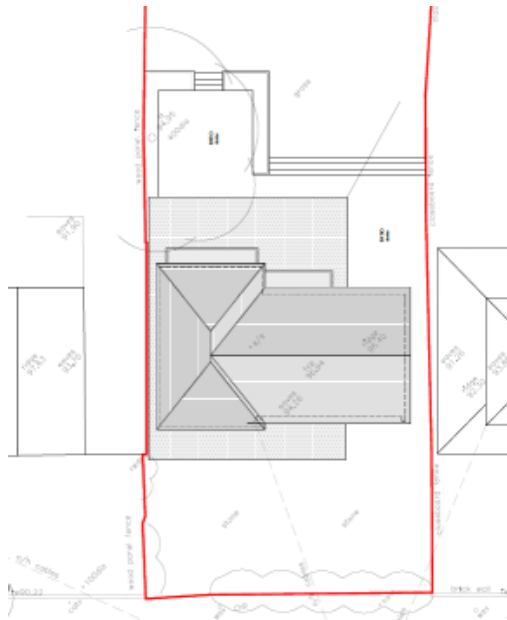
- Photo 14: Views from rear of no.2 toward proposal site.
- Proposed views from Juliette balcony will be offset and at least 6m away and beyond rear extension of no.2
- Large evergreen in no.2 behind dining room for screening (shown in green on block plan left)



Comparison to No.2 Neighbour (cont.) – fence panels



- Photo 15: views from no.3 toward no.2
- Tree in garden to be retained, incorporated within planting beds
- Raised patio to have fence panels at least 1.8m in height



Existing Streetscene



15

Recommendations for approval, subject to conditions.

