

**PRE-APPLICATION ADVICE STATEMENT  
30 BRANKWELL CRESCENT,  
BOTTFESFORD. DN17 2QB**



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## **PROFILE:**

Post Code: DNI7 2QB

Map Ref: SE 884072

Lat: 53.554266 Long: -0.66670462

Area approx : 0.10 acres 405 sq m 0.0405 ha

## **PROPOSAL:**

This application is for an 9m x 4.5m (external) Games Room with 0.50m wide front overhang porch to be constructed at the West end of the Rear Garden.

Required to facilitate the playing of Pool or the like and also containing, a small store and WC

Constructed to be in Insulated Cavity Blockwork clad in the likes of Cladco none combustible timber effect cladding under a flat roof.

Ground to roof some 2670mm

Windows and doors to all be on the East side and in UPVC.

The proposal to be located 0.85m off the nearest boundary with the ground level at the rear ( West) being some 300mm lower on the neighbours side.

The present House and proposed Games room would occupy approx. 36.7 % of the total site area.

## **LIGHT / OVERSHADOWING**

The proposal is located with the Front facing East and adjacent house Gardens on the North, West and South sides

The front and Rear are the longest sides - the shortest side facing the rising East sun.

Therefore felt this should in the morning cast a small shadow over the bottom end of the South and West Gardens and afternoon mainly over the applicants Garden and the mid section of the Northern Garden.

No shadowing is thought to occur on rear of any houses or their terraces.

Light in adjacent properties should not be effected.

Tops of windows and Doors will be 2200 off Ground level and 2.10m internally with the present fence height at 1800mm - meaning eye level at the windows being at or below the fence.



View from House to rear Western Boundary



View along Western rear Boundary from



View Rear Western Boundary to rear of



View from rear of House to Western Rear Boundary