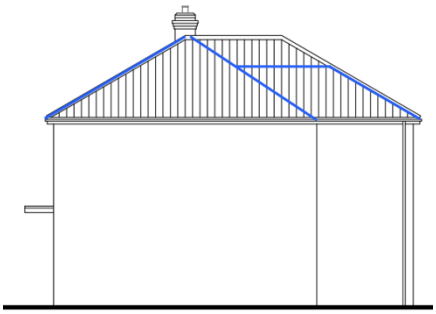
# *Urban Design Consultation*

| **Proposal: Proposed erection of No. 2 dwellings and the insertion of additional vehicular and pedestrian access point following the demolition of the existing barn: Variation of condition 2 for 22/02051/FUL to amended plans for plot 2** | **Location: Former 79 Ugg Mere Court Road Ramsey St Marys** |
|---|---|
| **Case Officer: Lucy Pateman** | **Application: 25/00598/S73** |

The application follows approval of 22/02051/FUL and seeks to vary condition 2 to amend the plans for Plot 2 from drawing 280/P/02 B to 280/P/02 C and the site plan from 280/P/03 C to 280/P/03 D.

Plots 1 and 2 formed an identical pair of 4-bed L-shaped funits with traditional double casement windows, arched headers to ground floor windows, 4-pane front doors, stone cills and projecting gable porch canopies.

The amendments to change the footprint from an L-shape to square footprint with a deeper plan form by infilling over the single storey dining / utility is accepatble principle, however there is concern the shallow setback provided on the side south facing elevation does little to break up the gable depth of the dwelling in views looking north along Ugg Mere Court Road (see comparison elevations below) as the hipped roof extends across the full 9704mm depth of the dwelling. Changes to the roof form are required to reflect the traditional gable depths of adjacent existing dwellings (and reinforce the narrower 7100mm depth of the dwelling) by providing a hipped roof over the main dwelling and a flat roof or subservient hipped roof over the rear bedroom 1, ensuite and bedroom 2:



There is concern the appearance of the front entrance, flat roof porch canopy and 3 x full height landing windows landing creates a more contemporary appearance that fails to reflect the traditional proportions and details of other windows on plot 2. A single sash casement landing window together with a traditional 4-pane front door (suggest with side light(s)) is recommended to reinforce the traditional appearance of the dwelling:

As Approved:



FRONT ELEVATION

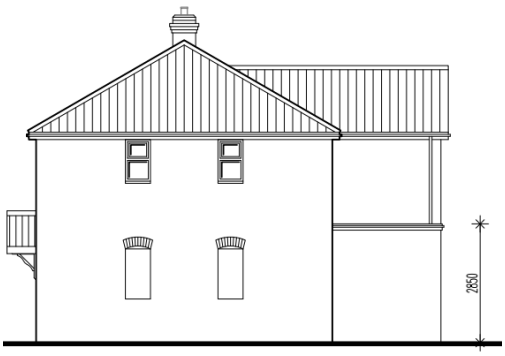
As Proposed:



FRONT ELEVATION

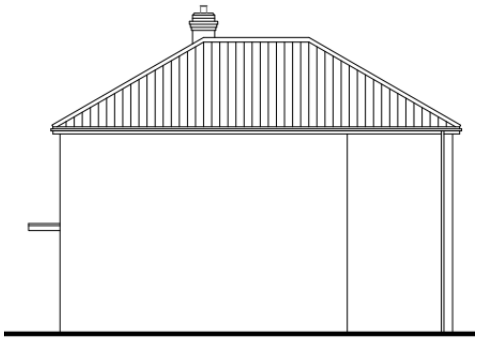
The propsoed side south facing elevation is entirly blank, whereas the approved application included two blind windows at ground floor and side bedroom 2 and 3 windows at first floor. Simialr window openings are required to break up this elevation in views looking north along Ugg Mere Court Road.

As Approved:




SIDE ELEVATION

As Proposed:



SIDE ELEVATION

No changes are propsoed to eaves and ridge height or the facing materials.

**Recommendations: Minor amendments are recommended to the design of the hipped roof and the arrangement of doors and windows to reduce the perceived gable depth of the dwelling, reinforce the traditional appearance of the unit and break up the blank south facing gable.**

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| **Signed: Matthew Paul** | **Date: 28/04/2025** |