
APPLICATION DETAILS

Application No:	25/0433/FUL
Location:	1, Pennyman Way, Middlesbrough, TS8 9BL
Proposal:	Retrospective erection of detached garage to side and single storey extension
Applicant:	Mr Ed Walker
Agent:	Mr Mike Brown
Ward:	Stainton And Thornton
Recommendation:	Approve subject to conditions

SUMMARY

The application seeks retrospective approval for a single storey rear extension and a detached garage to the front/side of the existing dwelling.

This application follows a previous refusal for the erection of a detached garage which was of notable height and was to be rendered. This element has now been amended and is of a reduced height, comprising brickwork to the front elevation.

As originally submitted, this application also sought planning consent for a rear dormer, also retrospectively. Due to it being contrary to the Council's adopted design guidance, in relation to its design, scale and impact on the character and appearance of the area, it has since been removed from this proposal. The plans and description have been amended to omit this. It is intended this will be dealt with separately.

Following the consultation exercise, objections were received from nearby residential properties. These highlighted concerns relating to the scale and appearance of the development in that it would be out of keeping with the host property and streetscene, resulting in overdevelopment of the site. Concerns have also been raised regarding loss of privacy and overlooking to nearby residents.

Taking into account the removal of the dormer proposal and the reduced height of the garage, this would on balance not harmfully dominate the host property or wider street scene and would also have no significant detrimental impact on adjacent properties. Whilst there would be some impact, it would not be so significant as to warrant refusal of the scheme. As such the scheme is able to accord with relevant Local Plan Policies CS5 and DC1 and the provisions of the Council's Design SPD.

SITE AND SURROUNDINGS AND PROPOSED WORKS

The application property is a single-storey semi-detached dwelling with a detached single storey garage to the side/rear. It is located within an established residential area comprising predominantly of semi-detached single storey properties, although some detached dwellings are evident. These are generally set back from the road. The property sits on the boundary with Pennyman Way and High Rifts. It is noted that High Rifts sits lower down and predominantly consists of detached single storey dwellings.

Similar design details are evident such as subservient gables to the front properties along Pennyman Way as well as bay windows.

This retrospective application seeks permission for the following elements:

-Rear single storey extension (projecting 3.2m from the rear wall with a width of 3.6m and height of 2.9m)

-Detached pitched-roof garage (measuring 8m in length, 3.6m in width with an eaves height of 2.1m and ridge height of 3.3m)

PLANNING HISTORY

25/0315/FUL: Retrospective erection of garage to side – Refuse and enforce- 31/07/2025

Refused for the following reason:

In the opinion of the Local Planning Authority, the proposed garage by reason of its design, appearance, position and scale would result in a dominant addition which fails to respect the character and appearance of the host property and street scene. The proposal is therefore deemed contrary with Local Plan Policies DC1 and CS5.

24/0283/CLD - Certificate of lawful development for single storey extension to rear, dormer window to rear and rooflights to front – APPROVE - 23/08/2024. Current dormer as built does not comply with permitted development allowances and so does not adhere to the details submitted with the Certificate of lawful development.

PLANNING POLICY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- The provisions of the Development Plan, so far as material to the application
- Any local finance considerations, so far as material to the application, and
- Any other material considerations.

Middlesbrough Local Plan

The following documents comprise the *Middlesbrough Local Plan*, which is the Development Plan for Middlesbrough:

- Housing Local Plan (2014)
- Core Strategy DPD (2008, policies which have not been superseded/deleted only)
- Regeneration DPD (2009, policies which have not been superseded/deleted only)
- Tees Valley Joint Minerals and Waste Core Strategy DPD (2011)
- Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011)
- Middlesbrough Local Plan (1999, Saved Policies only) and
- Marton West Neighbourhood Plan (2016, applicable in Marton West Ward only).
- Stainton and Thornton Neighbourhood Plan (2022)

National Planning Policy Framework

National planning guidance, which is a material planning consideration, is largely detailed within the *National Planning Policy Framework* (NPPF). At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). The NPPF defines the role of planning in achieving economically, socially and environmentally sustainable development although recognises that they are not criteria against which every application can or should be judged and highlights the need for local circumstances to be taken into account to reflect the character, needs and opportunities of each area.

For decision making, the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way, working pro-actively with applicants to secure developments that will improve the economic, social and environmental conditions of the area and that at every level should seek to approve applications for sustainable development (paragraph 38). The NPPF gives further overarching guidance in relation to:

- The delivery of housing,
- Supporting economic growth,
- Ensuring the vitality of town centres,
- Promoting healthy and safe communities,
- Promoting sustainable transport,
- Supporting the expansion of electronic communications networks,
- Making effective use of land,
- Achieving well designed buildings and places,
- Protecting the essential characteristics of Green Belt land
- Dealing with climate change and flooding, and supporting the transition to a low carbon future,
- Conserving and enhancing the natural and historic environment, and
- Facilitating the sustainable use of minerals.

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

Core Strategy DPD (2008)

DC1 - General Development, CS5 – Design

Emerging/Publication Local Plan (2025)

Policies CR1, CR2, and CR3 – collectively require all development proposals to be sustainable, well-designed, and of a high quality.

Other relevant policy documents
UDSPD - Urban Design SPD

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

CONSULTATION AND PUBLICITY RESPONSES

Public Responses

Number of original neighbour consultations	14
Total numbers of comments received	0
Total number of objections	10
Total number of support	0
Total number of representations	10

The issues raised within the objections are summarised below:

- Development not in keeping
- Inappropriate height and scale in the street
- Garage out of proportion with host dwelling
- Prominent development
- Overbearing
- Overlooking
- Loss of privacy
- Amendments to garage have not overcome previous concerns
- Overdevelopment
- Ongoing works on site

Objections received from:

12 Fawcett Avenue, Middlesbrough, TS8 9AN
18 Fawcett Avenue, Middlesbrough, TS8 9AR
2 Pennyman Way, Middlesbrough TS8 9BL
6 Pennyman Way, Middlesbrough TS8 9BL
10 Pennyman Way, Middlesbrough TS8 9BL
11 High Rifts, Middlesbrough TS8 9BE
13 High Rifts, Middlesbrough TS8 9BE
16 High Rifts, Middlesbrough TS8 9BE
15 Meldyke Lane, Middlesbrough TS8 9AU
6 Thornton Road, Middlesbrough TS8

Amended proposal

Due to the proposal being reduced with the removal of the dormer, it is considered that this would not trigger the need for public re-consultation.

Consultee Responses

Stainton & Thornton Parish Council – Objection

1 Pennyman Way is semi-detached bungalow occupying a corner site with High Rifts. An application 25/0315/FUL for retrospective planning for a detached garage was refused earlier this year on the grounds that its design, appearance, position and scale would result in a dominant addition which fails to respect the character and appearance of the host property and street scene.

Whilst the height of the garage in the above application has been reduced by approximately half a metre, the length and footprint remain the same and still dominates the street scene. The garage appears to be positioned very close to the property boundary and because of the material used in its construction (blocks rather than brick), in order to render the garage, significant disruption to the neighbour's fence and garden would be envisaged in order to achieve this.

Overall, the proposed development would have a detrimental impact on the amenity/character of the area and is an overdevelopment of the site.

I would ask that these comments be taken into consideration and reject the application.

PLANNING CONSIDERATION AND ASSESSMENT

Details of proposal

1. The proposal relates to the following elements;
 - Erection of a detached garage
 - Erection of a rear single storey rear extension
 - Installation of first floor window to the side of the dwelling
2. As originally submitted, a rear dormer was also proposed but due to concerns regarding its appearance and scale, this has subsequently been removed from the proposal. Plans have been amended to omit this from the scheme.
3. The main considerations for this proposal are the impacts on the character and appearance of the dwelling and street scene and the impacts on the privacy and amenity of the neighbouring properties. These matters are considered as follows

Impact on the character and appearance of the area

4. The proposal relates to the erection of a single storey extension and detached garage only. As mentioned above, the dormer to the rear has been removed from the description and plans so does not form part of the proposal.
5. Each of these elements will be discussed in turn below:

Rear single storey extension

6. The Middlesbrough Urban Design .SPD (UDSPD), adopted January 2013, provides design guidance for development, including for householder / domestic extensions (Section 5) and is considered to be in accordance with the NPPF in general terms

and is therefore a material planning consideration and decisions should reflect the guidance within the SPD unless other material planning considerations suggest it is appropriate to do otherwise.

7. The UDSPD recommends that some basic principles are applied to development which is aimed at achieving good quality development, these being; to achieve consistent design (window style and proportions, roof pitch etc.), consistent materials and fenestration detailing, subservience (to prevent overbearing or dominance), no dominance over neighbouring windows (to limit effects on daylight), avoiding flat roofs or large expanses of brickwork, preservation of building lines where appropriate and achieving adequate levels of privacy. Developments should not look out of place in the site or in the street and should enhance, not detract, from the character of the area. Development, which would dominate the street scene, is likely to be resisted. Policies CR1, CR2, and CR3 of the emerging local plan also collectively require all development proposals to be sustainable, well-designed, and of a high quality.
8. Although the rear extension would not impact on the front of the dwelling, nevertheless the requirement for good design is not limited to elements visible from public vantage points. Poor design to the rear of the property where it is visible to neighbours to the side and rear will reduce the appreciation neighbouring properties have of the environment in which they live. This is set out in recent appeal decisions (APP/W0734/D/23/3317384, 20/3260409 & 19/3242426). The character of the area comprises of all spaces seen at the principle elevation or at the rear.
9. With regards to design, the extension comprises render which is considered appropriate given that it appears on the host dwelling so would not be entirely out of keeping. It would contain a flat roof design which the Council's Design SPD does advise against. The adopted Middlesbrough Urban Design SPD at para 5.4h specifically references flat roofs and provides guidance suggesting that;

'Flat roofs should be avoided, as they are usually inappropriate in design terms. Where the enlarged part of the house has more than one storey, the roof pitch shall, as much as possible, be the same as the original house'.

10. It is recognised however that the original character of some properties includes flat roofs, typically 1970's properties and in some cases, small dormer roofs to more traditional properties. It is also recognised that flat roofs have had a renaissance in that they have become a popular choice, albeit, many of them being of a higher quality design appearance through the inclusion of parapet's, roof lanterns, hidden gutters, prominent overhang's etc.
11. Where there is sufficient positive design away from what is typically deemed to be a 1970's style flat roof, and where the proposal will neither dominate or contrast negatively with the host property and immediate surroundings, such proposals may be able to be supported without being contrary to the underpinning stance of the adopted UDSPD which is to achieve good design.
12. In this instance, the flat roof would contain a parapet which is considered a higher quality design detail. The extension's modest scale and width would also mean the flat roof would not have an unduly dominating impact on the rear of the host property. As such it is considered that this design does go sufficiently far to prevent it being contrary to the adopted urban design SPD guidance taking into account site specific character. As a result it would not be contrary to the general Local Plan Policy

requirement for good design, the NPPF and the more specific design guidance of the SPD.

13. In terms of scale, para 5.4c of the adopted Urban Design SPD advises that extensions should be subservient to the host property, being of a scale appropriate to the existing building and not of an overbearing nature, guiding that oversized extensions can completely change the character of an area and should be avoided. The extension contains an acceptable projection from the rear wall (approx. 3.2m) and would only extend across part of the width of the rear elevation (by approx. 3.6m), combining this with the single storey height of 2.9m, it is considered that the extension would display appropriate subservience and would not dominate the dwelling. Adequate rear curtilage is also retained so that the extension would not overwhelm the plot.

Detached Garage

14. The previously refused garage measured 8m x 3.6m in plan with an eaves height of 2.8m and ridge height of 4.2m, situated to the front/side of the host property. It was to be rendered and contain a pitched roof. It also replaced an existing garage within this location but sits in a more forward position within the plot. As such, if completed, would be highly visible within the street scene settings of both Pennyman Way and High Rifts.
15. Under the previous application, harm was identified by officer's that the replacement garage would form a dominant addition within the street and was not subservient to the host dwelling by way of its appearance and scale. Refusal of the earlier scheme was on this basis.
16. It is however important to note that it was also recognised that the application property and its garage location differ to nearby properties along Pennyman Way. Predominantly within the road, garages are more concealed from public view and sit towards the rear of the driveway, whereas the application property's garage has historically been to the side of the host dwelling, within an open position. As such, there is no objection to the principle of a replacement garage in this location given the constraints of the plot, but care has to be taken to ensure any new addition would harmonise well with the host dwelling and wider street scene.
17. The revised garage would be of a similar position and of a comparable footprint to the addition which was refused but attempts have been made to ensure appropriate integration with host dwelling and the street. Firstly, the height has been reduced and now sits at 2.1m to the eaves and 3.3m to the ridge. A front facing window has also been removed from the structure which helps create a visually lower profile. Whilst the overall scale would be towards the upper limit of what would likely be acceptable in planning terms, on balance it is considered that the revised scheme appears less of a dominant structure and would no longer result in competing form with the host dwelling.
18. In terms of impact on the street scene, it was mentioned above that there is no objection from officers to a replacement garage to the side/front of the dwelling. To this end, built form within this position would naturally be more visible and as such appropriate appearance and scale would need to ensure a harmonious addition. With particular reference to garages, the Council's adopted Urban Design SPD states that garages should normally be constructed of materials to match the adjacent home.

Brick has replaced the render to the front elevation which appears more in keeping with the initial appearance of the street scene. The sides would be rendered but render is also featured within the street so this would not be entirely out of character in this regard. Screening would be achieved by the boundary fence to ensure that the garage would not appear unduly dominating, combined with its lower height.

19. It is noted that the revised proposal would still result in a more noticeable change in the public realm compared to the now-demolished flat roof garage but on balance, the impact would not be of such a degree which would warrant refusal of the scheme. Combining the reduction in scale as well as the change to the materials, it is considered that improvements have been made overall in terms of impact of the garage on the street. It is therefore considered that the previous refusal reasons relating to the garage have been adequately overcome.
20. In view of the above, the development as a whole is considered to be in accordance with the requirements of policies CS5, DC1 and the Middlesbrough Design Guide SPD 2013.

Impact on neighbouring amenity

21. With regards to impact neighbouring amenity, the Council's Core Strategy Policy DC1 (c) comments that all new development should consider the effects on the amenities of the occupiers of nearby properties both during and after completion.
22. With specific reference to extensions, the Council's SPD sets out that (in relation to semis or terraced properties where there is an attached neighbour) that a single storey rear extension such as this, should be limited to 3m in projection, or if in excess of 3m, should be set in from the shared boundary by a sufficient distance and with consideration given to roof type, orientation and distances from the boundary and principal windows.
23. In this case, the single storey extension would extend slightly beyond the 3m guidance set out above but there is judged to be appropriate spacing to neighbours either side due to the inset from the boundaries. Combined with the single storey height, it is considered that the extension would not pose concerns of notable overbearing or overshadowing. Fenestration would be to the side and rear but given the ground floor height views from this would look towards the site's boundary treatment. As the extension has a flat roof, it is considered to be pertinent, given its position to adjacent boundaries, to add a condition preventing its use as a balcony, to maintain privacy for adjacent occupiers.
24. A first floor side window is proposed to the existing property but the plans show this to be obscure glazed. A condition is to be added to any planning approval to ensure that this is maintained in perpetuity to mitigate sideward views.
25. With respect to the garage, the Council's SPD sets out that to avoid harm to neighbours, consideration should be given to setting the building off the boundary, using hipped not gable roofs and keeping the overall height to a minimum.
26. The neighbour most impacted is 13 High Rifts and this property sits at a lower level to the application site. In this revised case, the garage is still in close proximity to the neighbour's boundary but this would be parallel to the driveway area serving no. 13,

away from their main dwelling. The plans also show there to be an inset between the boundary and the built form of the garage. Considering the amendments, the garage overall would be a lower height, with screening from the boundary fence and the pitched roof would be sloping away from this neighbouring property. In view of this, the garage would meet the requirements of the SPD and it is also considered there would be no notable impact to a degree of overbearing or overshadowing which would warrant refusal of the application.

27. All other neighbours are considered an appreciable distance away as not be significantly impacted by the elements of the proposal. A condition has been added to ensure that the flat roofs which form part of the proposal are not to be used as a balcony.
28. Overall, it is considered that there would be no undue impact on privacy and amenity and no undue loss of sunlight. The development is considered to be in accordance with the requirements of Policy DC1 in these regards.

Highways/parking/traffic safety

29. The proposal will not result in any impact on the local highway network in relation to safety or capacity. There are no changes to the number of bedrooms which would trigger the need for further in-curtilage parking to be provided.
30. The development is considered to be in accordance with the requirements of policy DC1 in this regard.

Residual matters

31. Objections highlighted that the works have begun on site however the retrospective nature has no bearing on the assessment of the proposal in favour or otherwise. Any works carried out which require planning permission is at the owner's own risk and subject to Enforcement action should the correct permissions not be obtained. It is also noted that any works carried out already in situ would have to be altered to be in accordance with the approved plans in terms of materials, scale and appearance. If the development does not accord with the approved plans then again, Enforcement intervention would be necessary. In relation to the dormer which was originally shown on the plans, this has been removed from the proposal so any existing works which require planning permission would still be subject to Enforcement action.
32. Issues regarding access for maintenance and possible damage to foundations are not material planning considerations and cannot be taken into account when assessing the proposal. Similarly, any impact on land outside the applicant's ownership i.e neighbouring boundaries or issues of access would become a civil matter.

Conclusion

33. Taking all of the above into account it is considered that the proposal will not cause significant harm to the amenities of the neighbours or to the character and appearance of the dwelling, street or the surrounding area. It is the LPA's view that previous refusal reasons have been adequately overcome.
34. The application is therefore recommended for approval.

RECOMMENDATIONS AND CONDITIONS

1. Time limit

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans

The development hereby approved shall be carried out in complete accordance with the plans and specifications detailed below and shall relate to no other plans:

- a) Existing Plans including Location Plan – Drawing no. 001, date received 27 August 2025
- b) Proposed Plans and Elevations (amended) – Drawing no. 002 Rev A, date received 26 September 2025
- c) Proposed Garage Elevations – Drawing no. 003, date received 27 August 2025

Reason: For the avoidance of doubt and to ensure that the development is carried out as approved.

3. Materials - Approved Details

The development hereby approved shall be carried out in complete accordance with the external finishing materials detailed in the approved plans, or in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To ensure the use of appropriate materials in the interests of the visual amenities of the area having regard for Policies DC1, CS4 and CS5 of the Local Plan and section 12 of the NPPF.

4. Drainage

Any new or replacement hard surfaced area(s) shall either be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

Reason: To ensure the site is developed in a manner that will not increase the risk of surface water flooding to site or surrounding area having regard for Policy CS4 of the Local Plan and section 14 of the NPPF.

5. No Use of Flat Roof

Any flat roofs hereby permitted shall not be used as a balcony, roof garden or similar amenity space without planning permission being obtained from the Local Planning Authority.

Reason: In the interests of the amenities of the area and nearby residents having regard for Policy DC1 of the Local Plan and section 12 of the NPPF.

6. Windows - Opaque and Restricted

The first-floor side (gable) window hereby approved must be opaque glazed to a minimum of level 3 and must be restricted opening at a height of 1.7m from the internal floor level. The opaque glazing and restricted opening must be implemented on installation and retained for the lifetime of the building.

Reason: In the interests of the amenities of residents and to ensure a satisfactory form of development having regard for Policy DC1 of the Local Plan.

Reason for Approval

It is considered that the proposal is in accordance with the Policies within the Local Development Framework Core Strategy and Development Policies document in that the scale, design and materials proposed are appropriate to the site location and there will be no demonstrable adverse impact on adjacent residential amenity. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including LDF Policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out in the National Planning Policy Framework.

INFORMATIVES

Environmental Construction Management

This informative is aimed at ensuring there are no breaches of environmental legislation on the site throughout the construction phase of the development and contractors and developers should adhere to the following advice. For any further information and advice relating to environmental construction management please contact the authorities Environmental Protection Service.

- All demolition, construction works and ancillary operations, including deliveries to and dispatch from the site should be restricted to between the hours:
 - o 08.00 to 18.00 Monday to Friday
 - o 09.00 to 13.00 Saturday
 - o Not at all on Sundays and Bank Holidays.
- All work should be carried out in such a manner so as to comply with the general recommendations of British Standards BS 5228-1:2009 + A1:2014 and BS 5228-2:2009 + A1:2014, a code of practice for "Noise and Vibration Control on Construction and Open Sites".
- Best practicable means should be employed at all times in order to minimise noise, vibration, dust, odour and light emissions. Information on the control of dust from construction sites can be found using the following link. [Construction-Dust-Guidance-Jan-2024.pdf \(iaqm.co.uk\)](#)
- All plant and machinery should be operated, sited and maintained in order to minimise disturbance. All items of machinery powered by internal combustion engines should be properly silenced and/or fitted with effective and well maintained mufflers in accordance with manufacturers instructions.
- There should be no bonfires on the site

Planning Approval relates to the described works only

It should be noted that this application is solely for the development set out in the description and no other works to the property which may require planning permission.

IMPLICATIONS OF THE DECISION

Environmental Implications:

The proposal relates to householder development and its environmental impacts have been considered within the report above. Such considerations have included amongst others, visual implications, privacy and amenity, noise and disturbance and ecological implications.

The proposed development is not in scope for Nutrient Neutrality, being within the catchment of the River Tees. Nutrient Neutrality is adequately dealt with as reported above.

Human Rights Implications:

The provisions of the European Convention of Human Rights 1950 have been taken into account in the preparation of this report and the recommendation is made having taken regard of the Local Development Plan Policies relevant to the proposals and all material planning considerations as is required by law.

The proposed development raises no implications in relation to people's Human Rights.

Public Sector Equality Duty Implications:

This report has been written having had regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Equality Act 2010 and to advance equality of opportunity and foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

There are no matters relating to this application which relate to harassment, victimisation or similar conduct or which would affect equality of opportunity or affect the fostering of good relations between people with and without protected characteristics.

Community Safety Implications:

The provisions of Section 17 of the Crime and Disorder Act 1998 have been taken into account in the preparation of this report. Specifically, considerations around designing out opportunity for crime and disorder have been detailed within the report. Whilst actions of individuals are not typically a material planning consideration in reaching a decision in this regard, designing out the opportunity for crime and disorder is aligned to good quality design and is, in that regard a material planning consideration.

There are no community safety implications raised

Financial Implications:

None

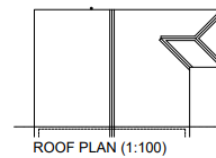
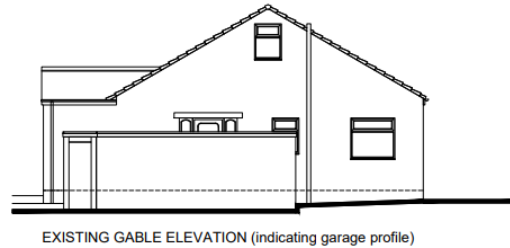
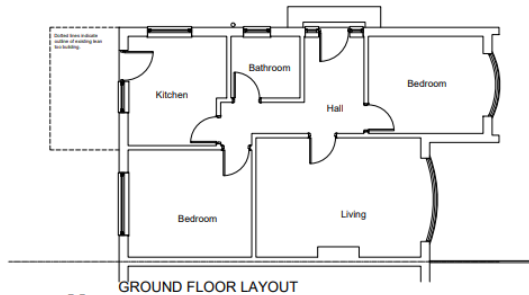
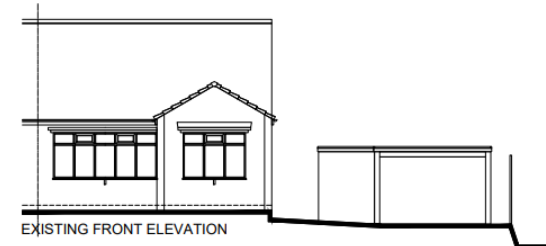
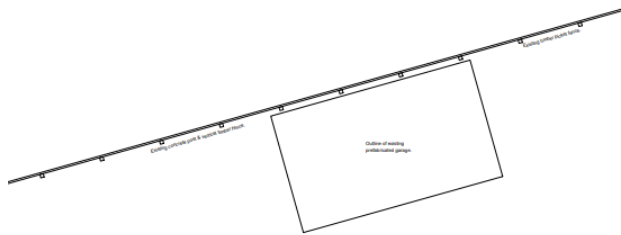
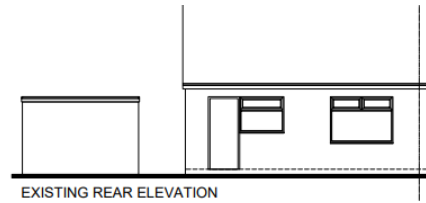
Background Papers

None

Case Officer: Victoria Noakes

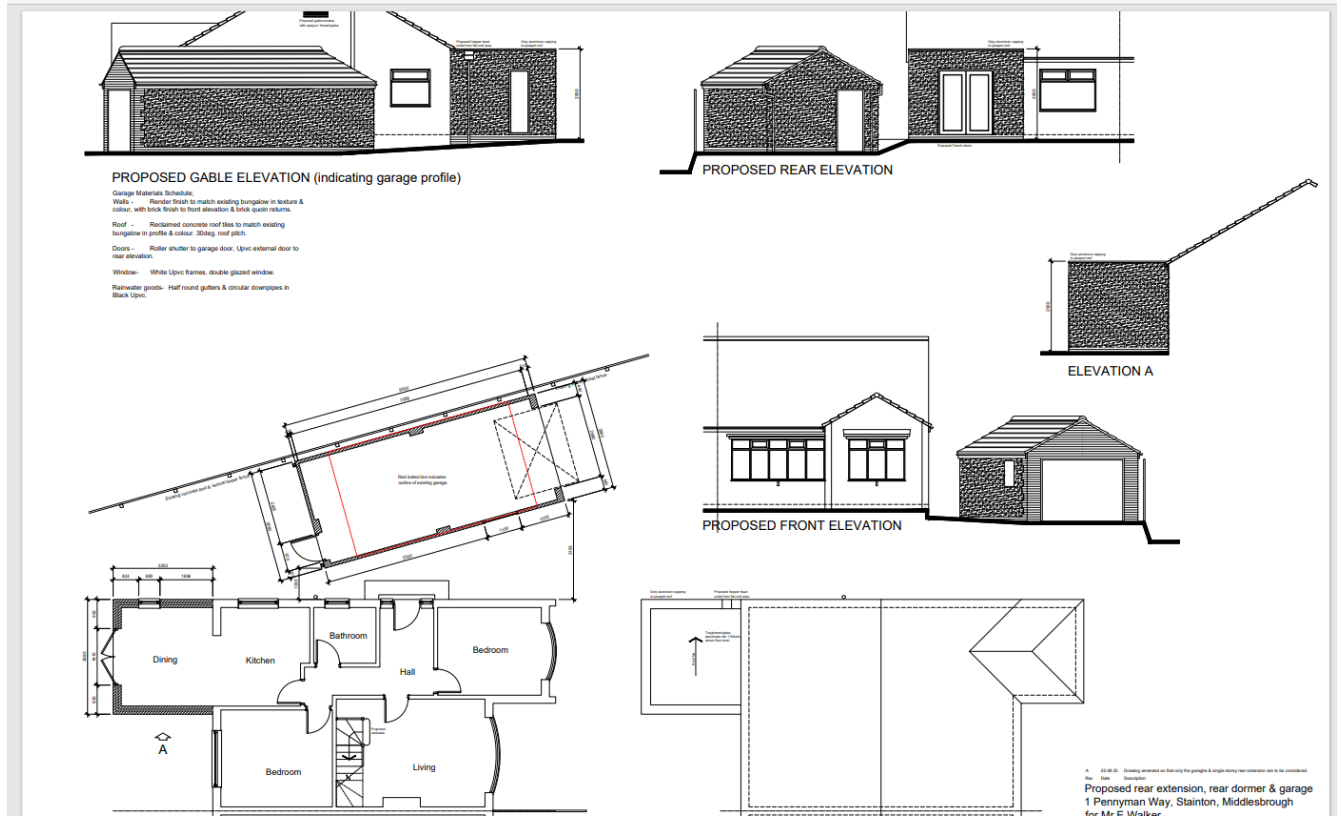
Committee Date: 9th October 2025

Appendix 1 – Location Plan and Existing Plans

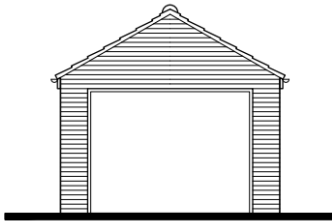


Proposed Garage
1 Pennyman Way, Staint
for Mr E Walker
EXISTING PLANS & ELE
Scale 1:50.100@A1 Au

Appendix 2 – Proposed Plans and Elevations



Appendix 3 – Proposed Garage Elevations



FRONT ELEVATION

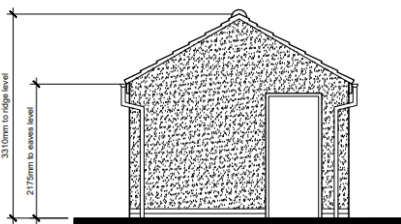
Garage Materials Schedule;
Walls - Render finish to match existing bungalow in texture & colour, with brick finish to front elevation & brick quoin returns.

Roof - Reclaimed concrete roof tiles to match existing bungalow in profile & colour. 30deg. roof pitch.

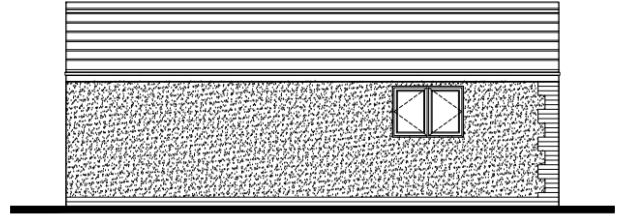
Doors - Roller shutter to garage door, Upvc external door to rear elevation.

Window- White Upvc frames, double glazed window.

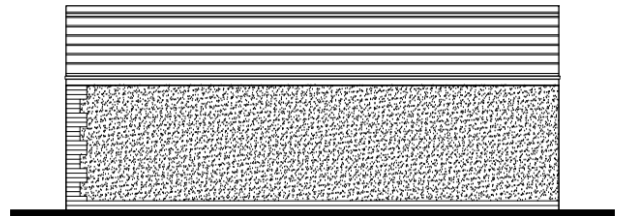
Rainwater goods- Half round gutters & circular downpipes in Black Upvc.



REAR ELEVATION



SIDE ELEVATION (facing house)



SIDE ELEVATION (facing boundary fence)