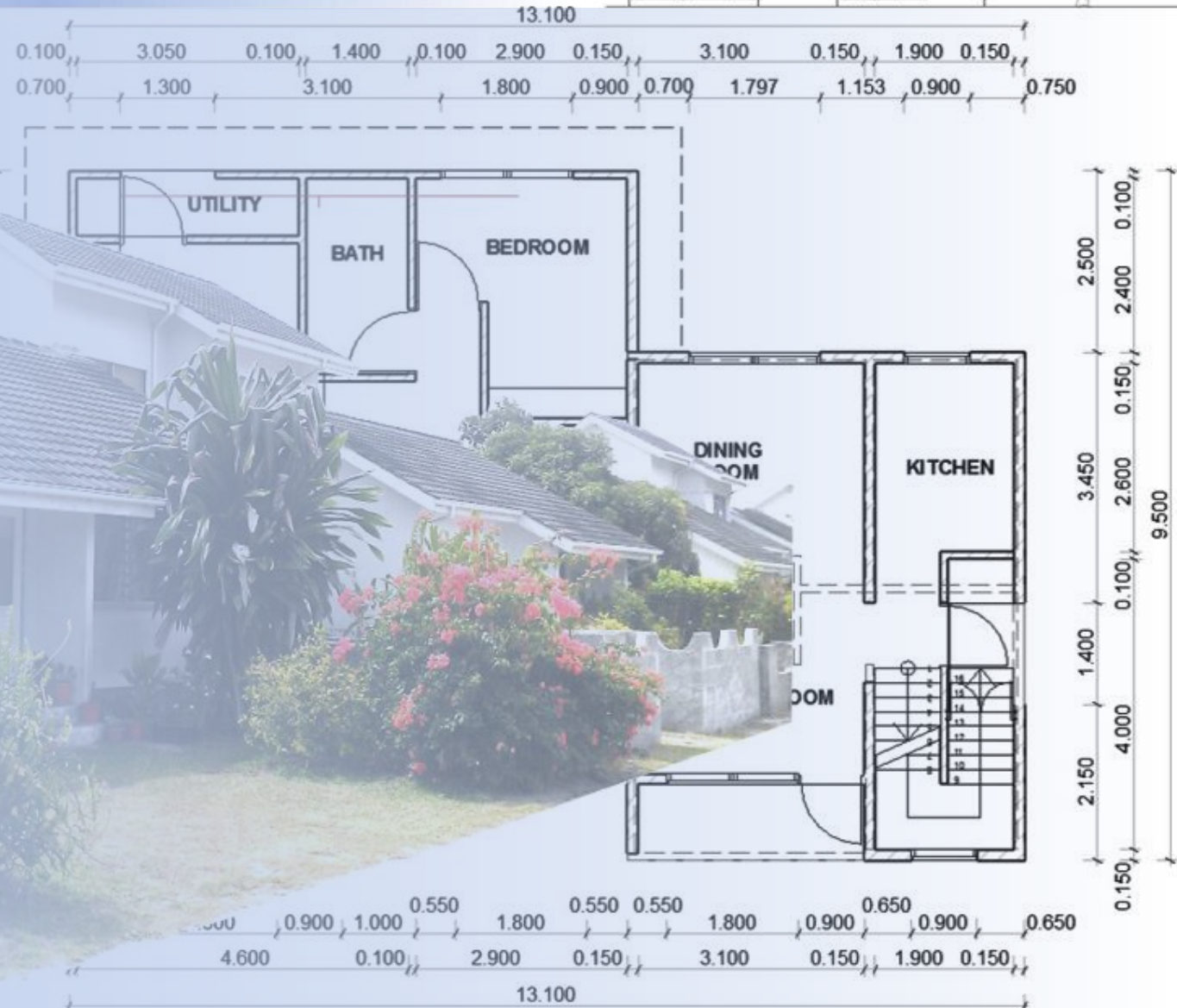


PROPOSED GIUDELINE FOR THE EXTENSION OF HOUSES AT MARIE JEANNE ESTATE, COTE D'OR, PRASLIN

AUGUST 2013



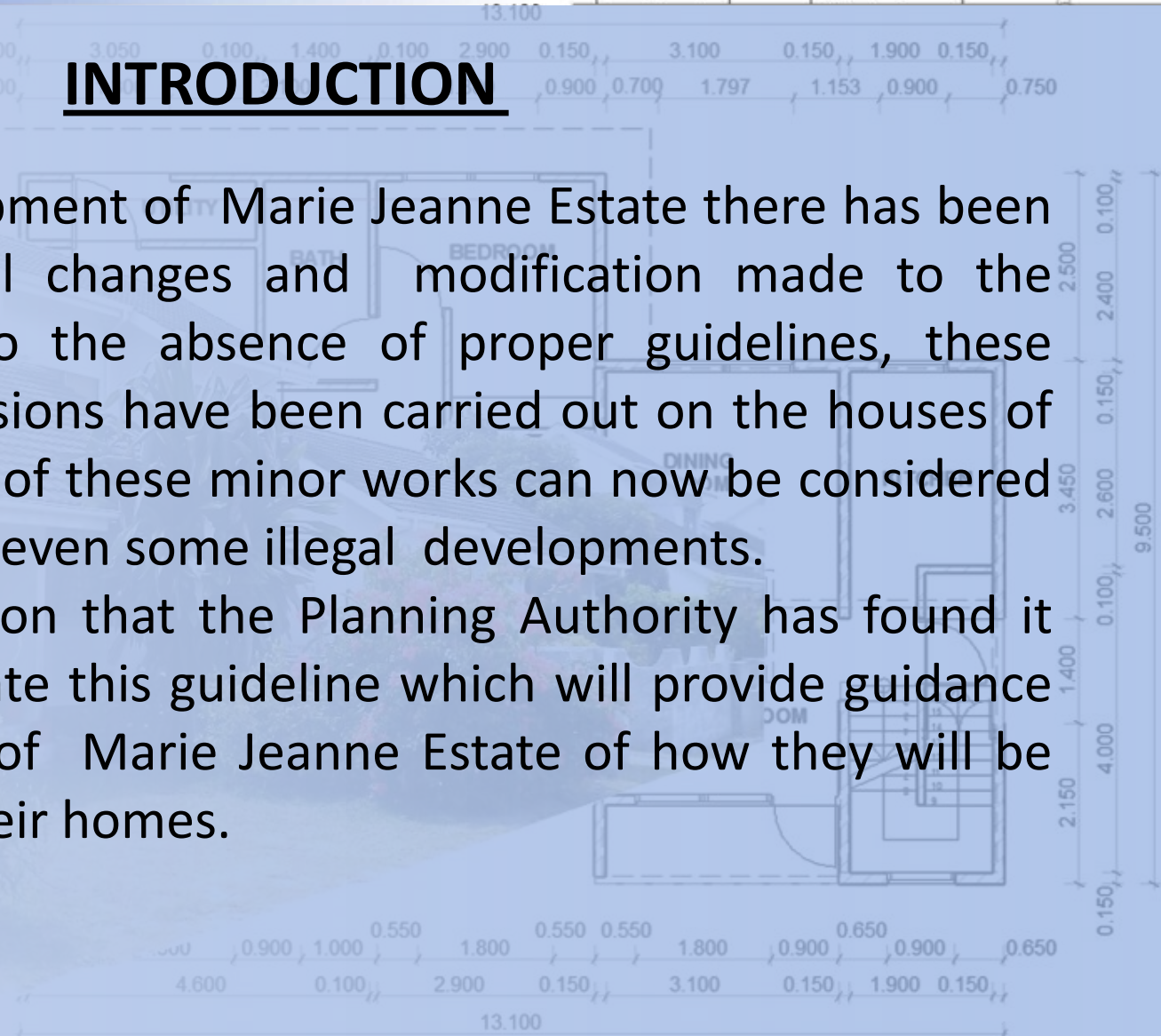
PROPOSED GIUDELINE FOR THE EXTENSION OF HOUSES AT MARIE JEANNE ESTATE, COTE D'OR, PRASLIN



INTRODUCTION

Since the development of Marie Jeanne Estate there has been various structural changes and modification made to the buildings. Due to the absence of proper guidelines, these unplanned extensions have been carried out on the houses of the estate. Some of these minor works can now be considered as disorderly and even some illegal developments.

It is for this reason that the Planning Authority has found it necessary to create this guideline which will provide guidance to the residents of Marie Jeanne Estate of how they will be able to extend their homes.

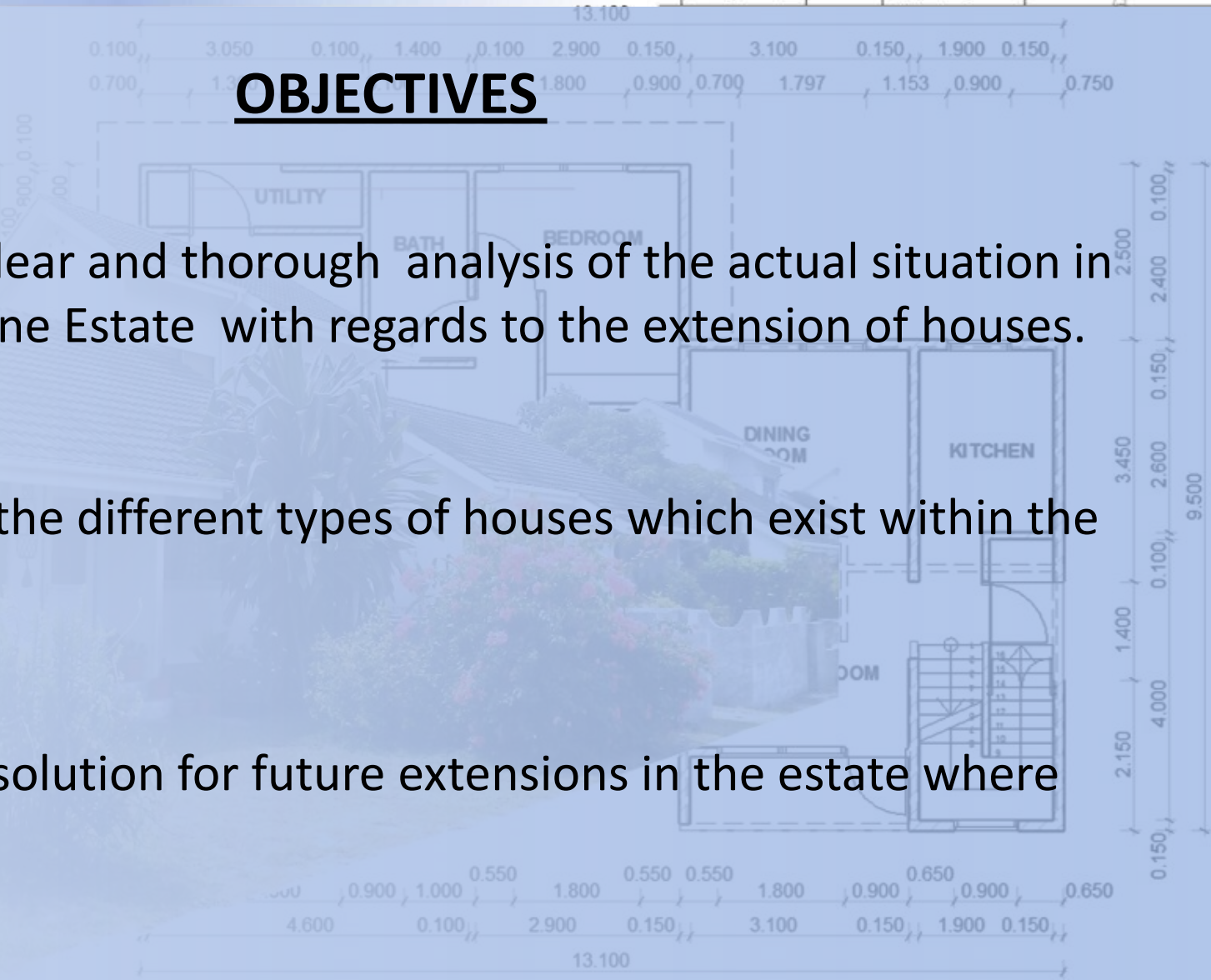


PROPOSED GIUDELINE FOR THE EXTENSION OF HOUSES AT MARIE JEANNE ESTATE,COTE D'OR, PRASLIN

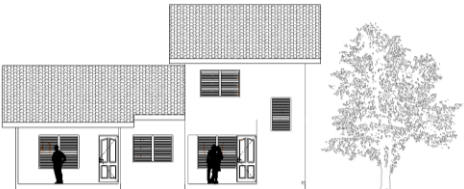


OBJECTIVES

- ❖ Show a clear and thorough analysis of the actual situation in Marie-Jeanne Estate with regards to the extension of houses.
- ❖ Identify the different types of houses which exist within the estate.
- ❖ Provide solution for future extensions in the estate where possible.



MARIE JEANNE ESTATE, COTE D'OR, PRASLIN



PARCELS AT MARIE JEANNE ESTATE, COTE D'OR, PRASLIN



HIGH DENSITY RESIDENTIAL AREA
PLOT COVERAGE UP TO 45%

EXISTING EXTENSIONS AT MARIE JEANNE ESTATE, COTE D'OR, PRASLIN



- 53.5% OF THE TOTAL NUMBER OF HOUSES IN THE ESTATE HAVE ALREADY BEEN EXTENDED
- 9 RECORDED APPROVED EXTENSIONS
- 1 RECORDED REFUSED EXTENSION
- 8 UNKNOWN EXTENSIONS





T8

T8

T3

T3

T6

T2

T2

T1

T2

T2

T7

T2

T7

T4

T2

T4

T5

T6

T2

T2

T5

T5

T4

T5

T5

T4

T7

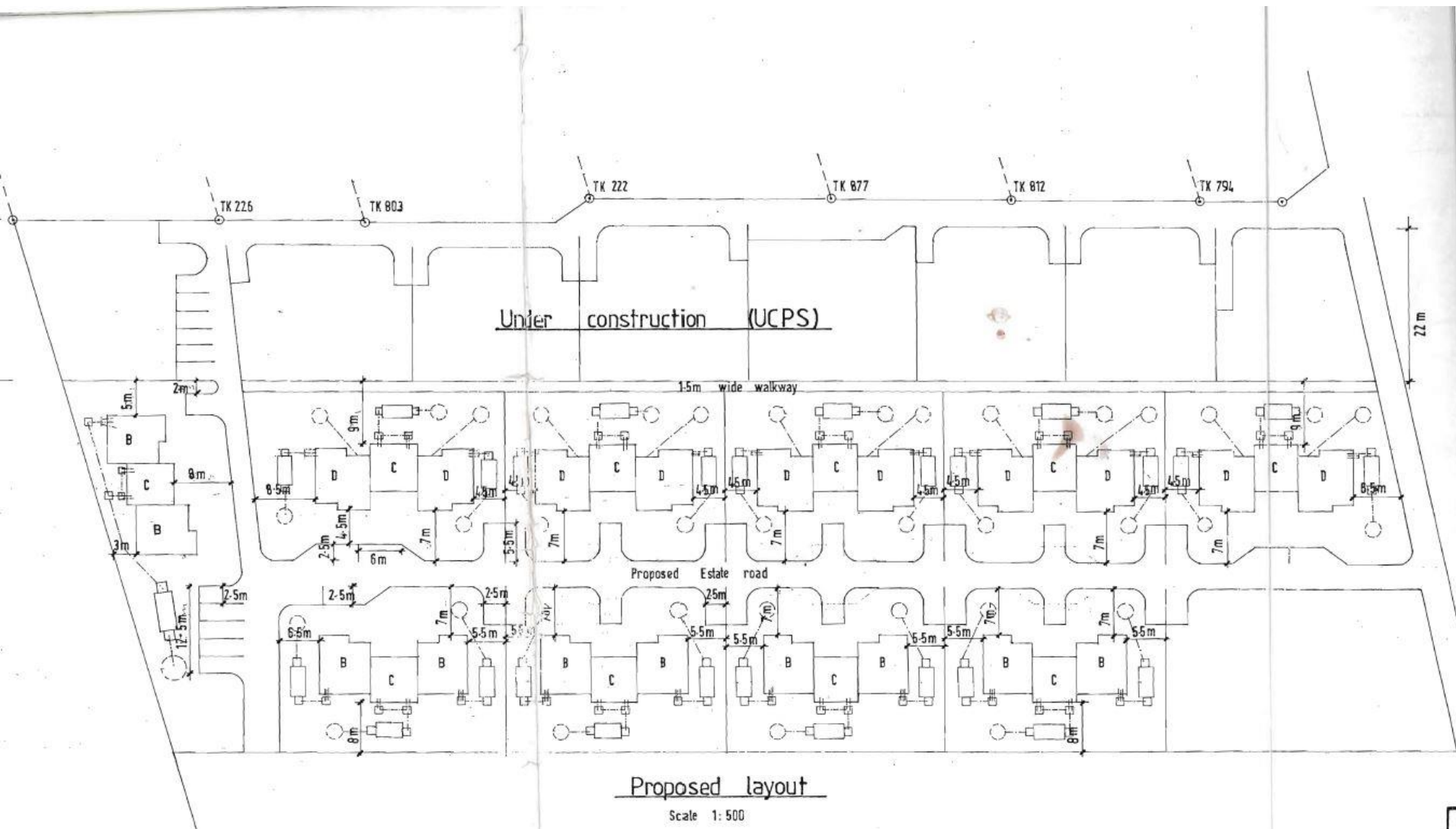
T5

T5

T1

T9

T5



Under construction (UCPS)

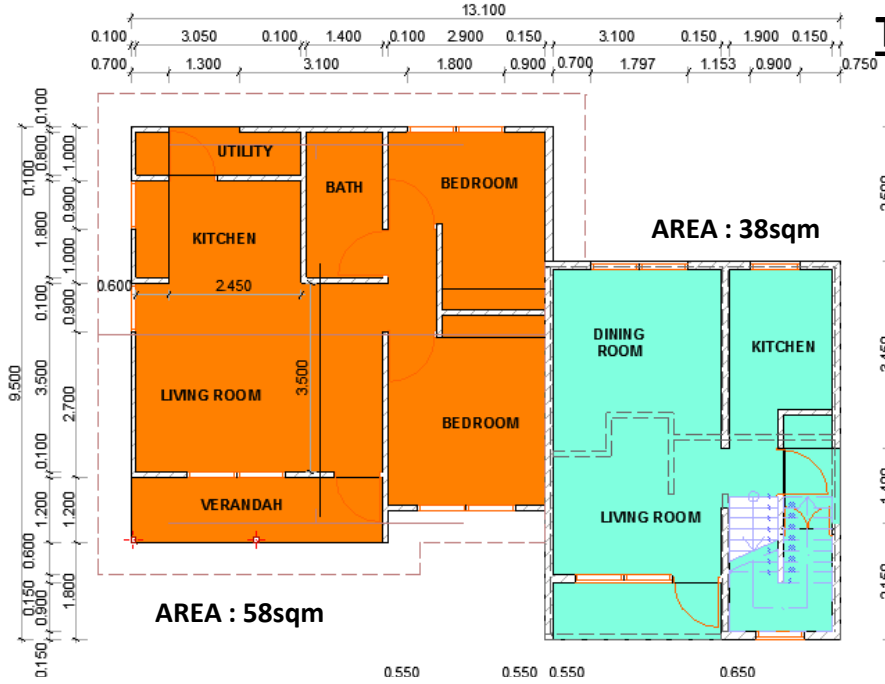
Proposed layout

Scale 1: 500

TYPE 1



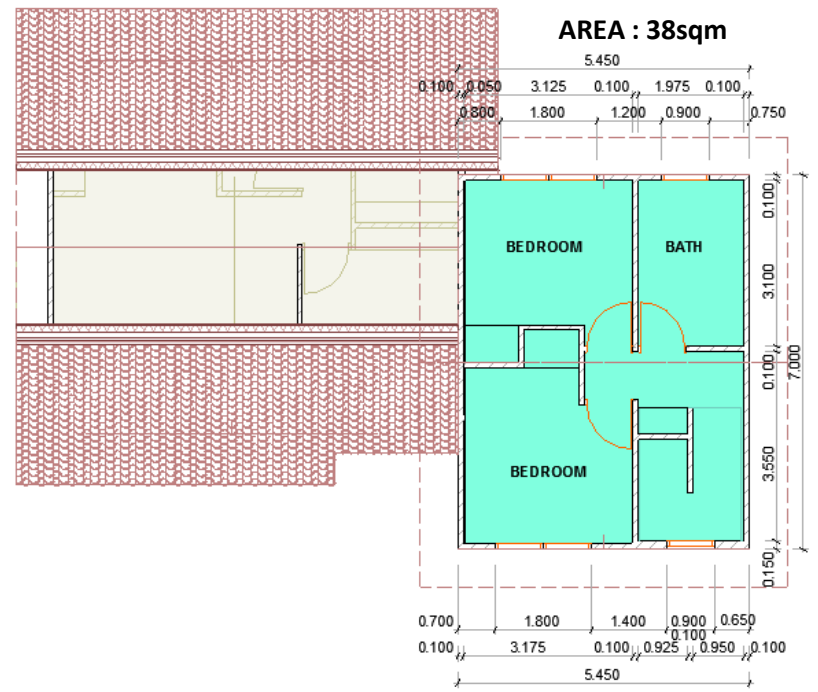
TYPE 1 HOUSE



GROUND FLOOR



FRONT VIEW

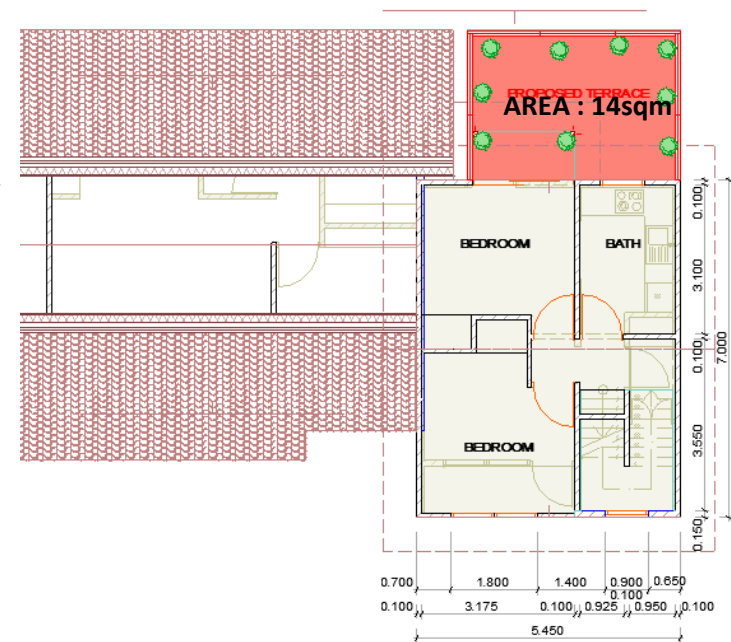
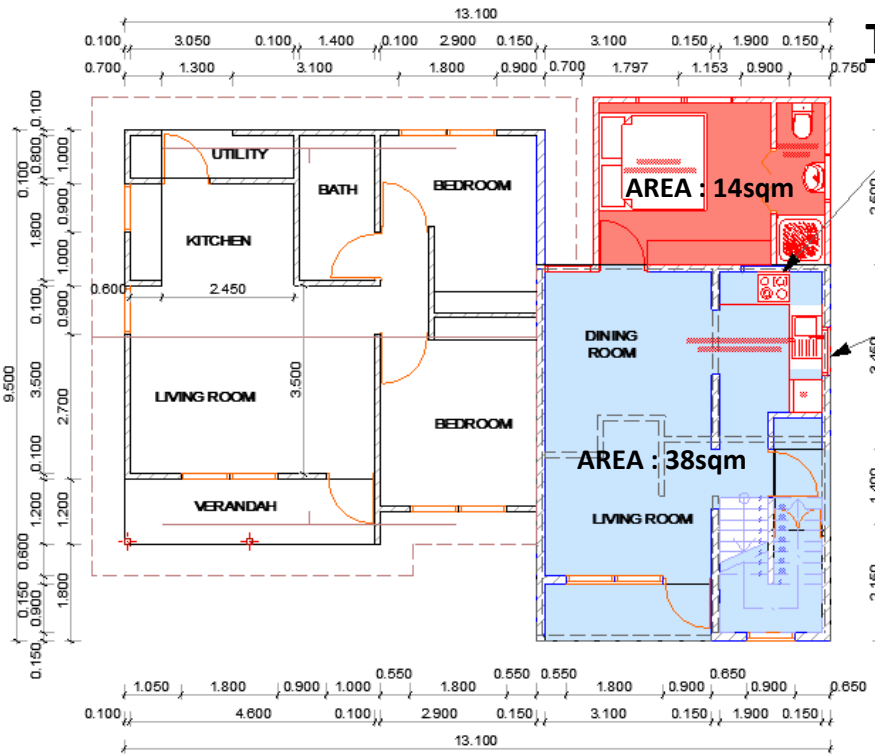


FIRST FLOOR



REAR VIEW

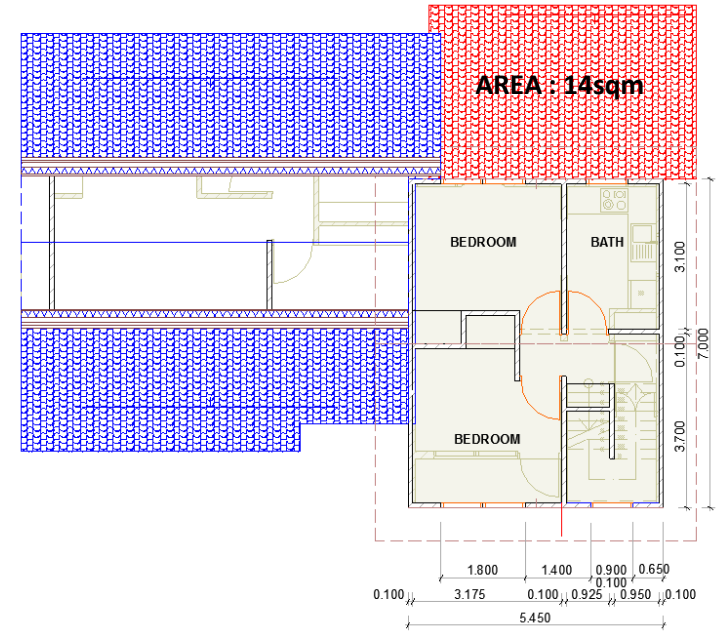
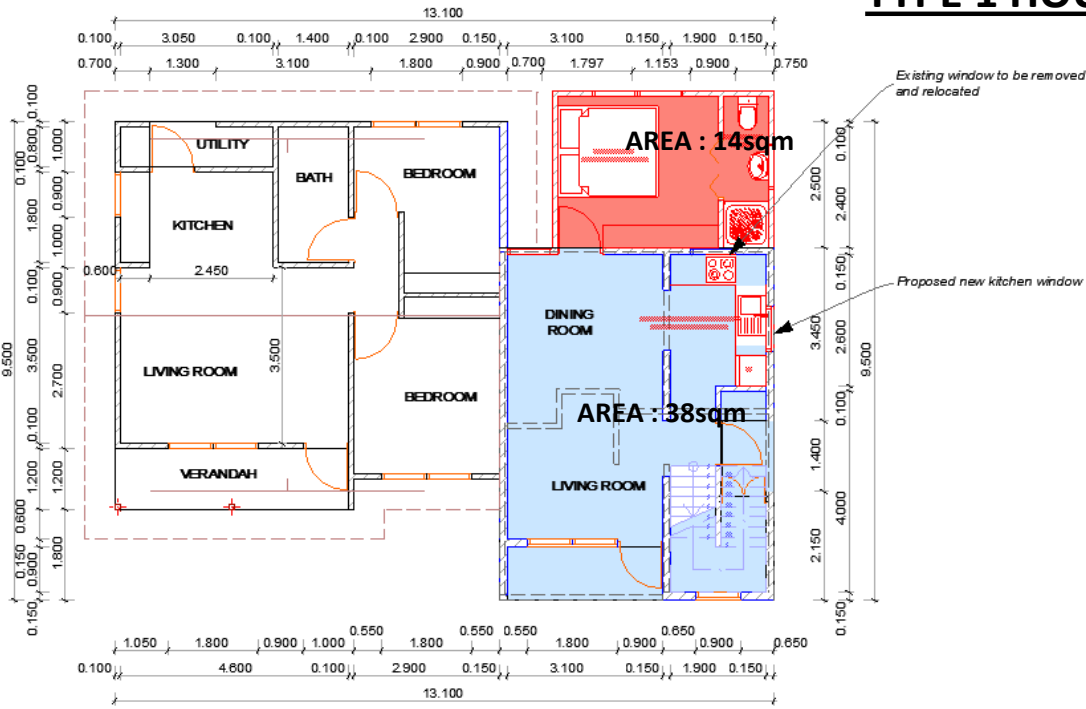
TYPE 1 HOUSE (PROPOSED EXTENSION)



FRONT VIEW

REAR VIEW

TYPE 1 HOUSE (PROPOSED EXTENSION)



GROUND FLOOR

FIRST FLOOR



FRONT VIEW

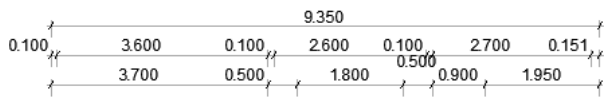


REAR VIEW

TYPE 2

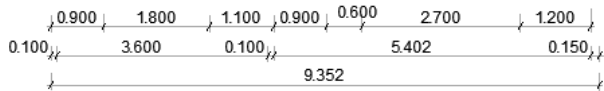
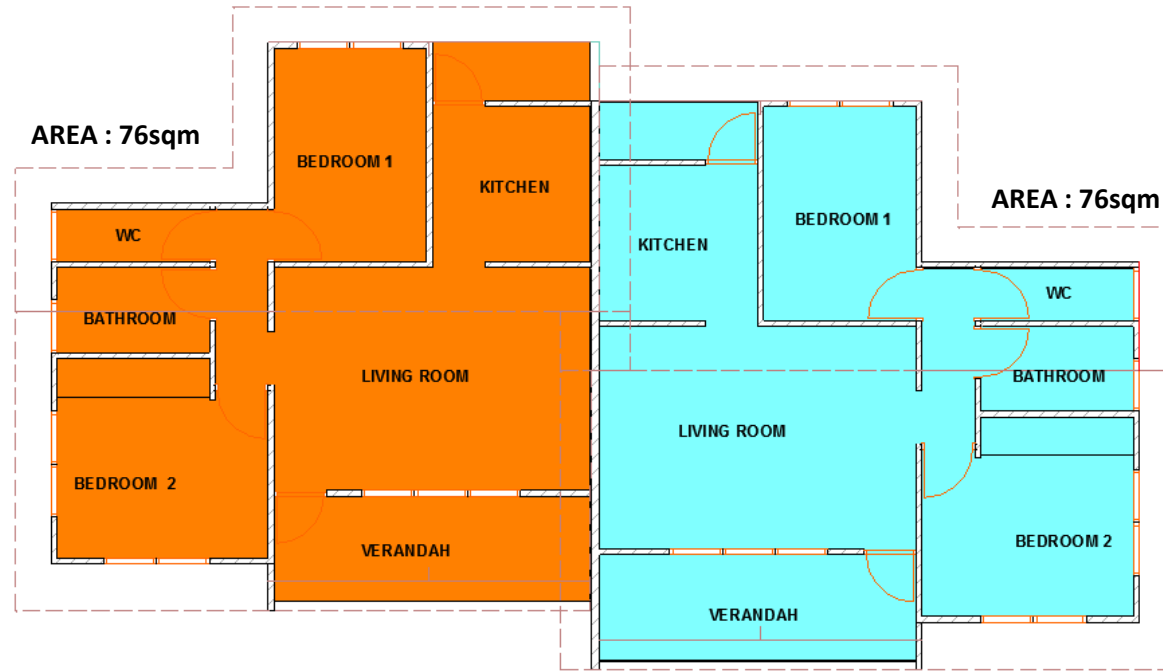


TYPE 2 HOUSE



AREA : 76sqm

AREA : 76sqm



GROUND FLOOR

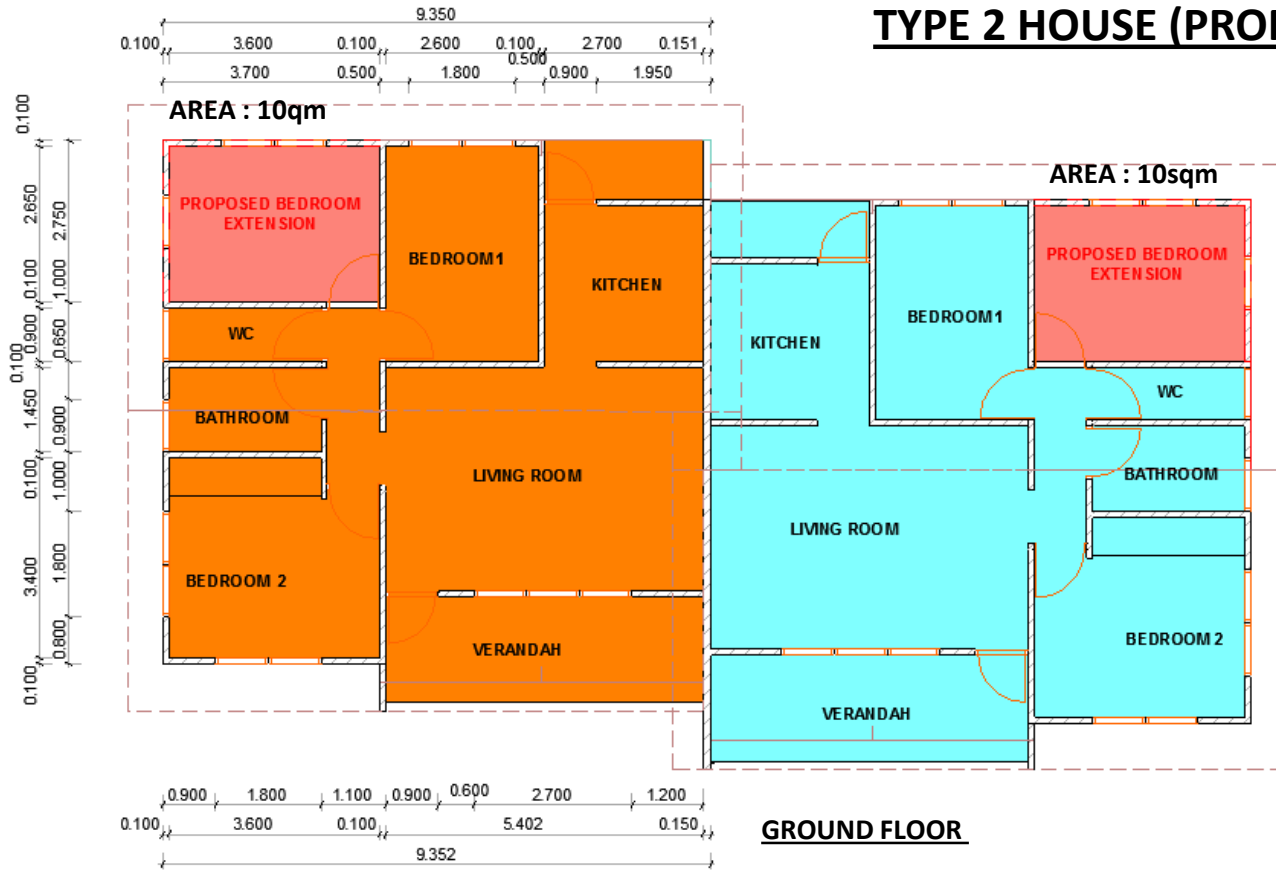


FRONT VIEW

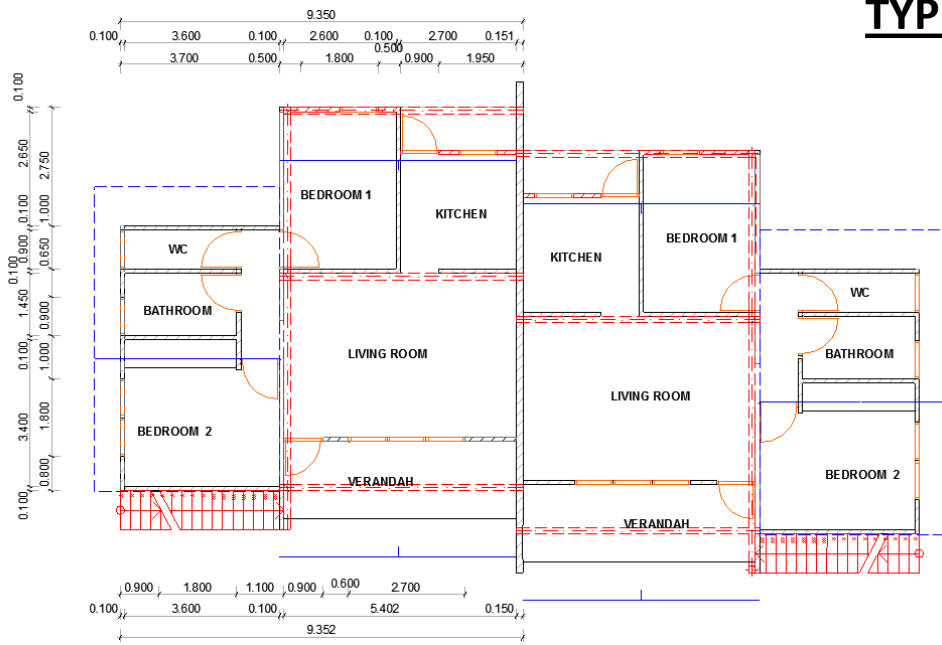


REAR VIEW

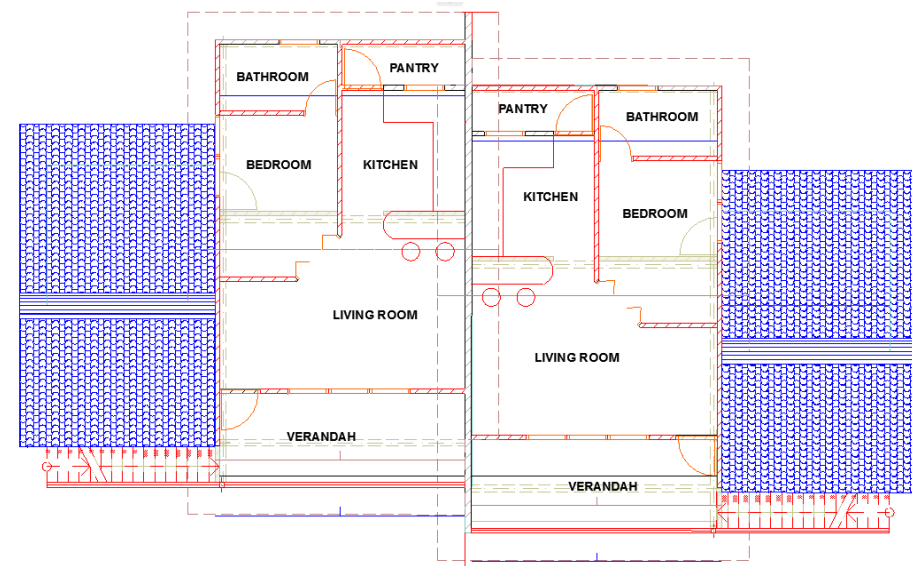
TYPE 2 HOUSE (PROPOSED EXTENSION)



TYPE 2 HOUSE (PROPOSED VERTICAL EXTENSION)



GROUND FLOOR



FIRST FLOOR



FRONT VIEW

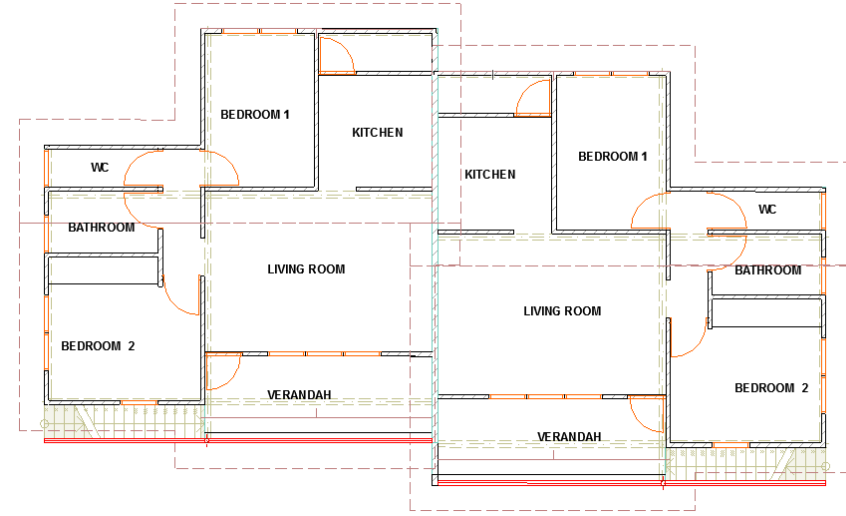


REAR VIEW

TYPE 2 HOUSE (PROPOSED VERTICAL EXTENSION)



GROUND FLOOR



FIRST FLOOR



FRONT VIEW

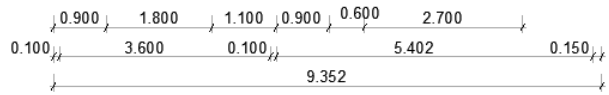
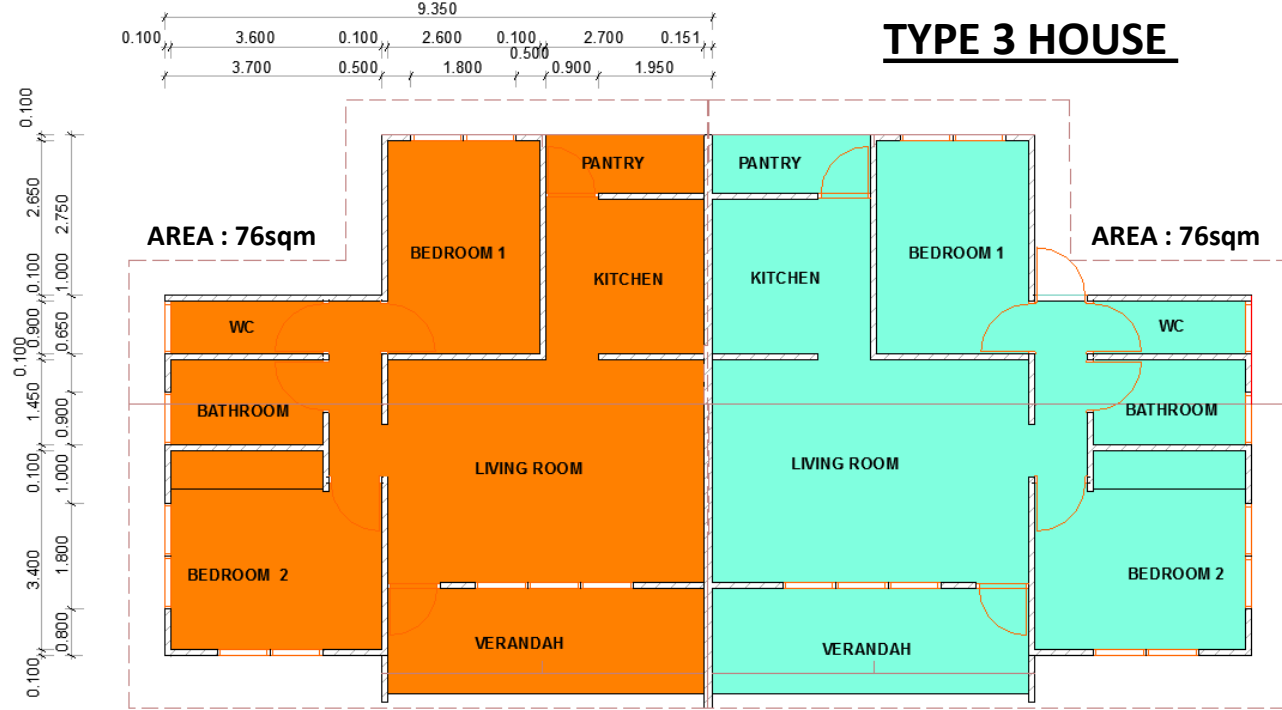


REAR VIEW

A 3D architectural rendering of a single-story house, labeled 'TYPE 3'. The house features a long, low profile with a dark grey, gabled roof. A prominent covered porch runs along the front side, supported by a thick pillar. The exterior walls are a light, neutral color. There are several windows: a large double window with horizontal blinds on the porch side, and a smaller window with horizontal blinds on the main wall. The house is set on a green lawn against a plain white background.

TYPE 3

TYPE 3 HOUSE



GROUND FLOOR

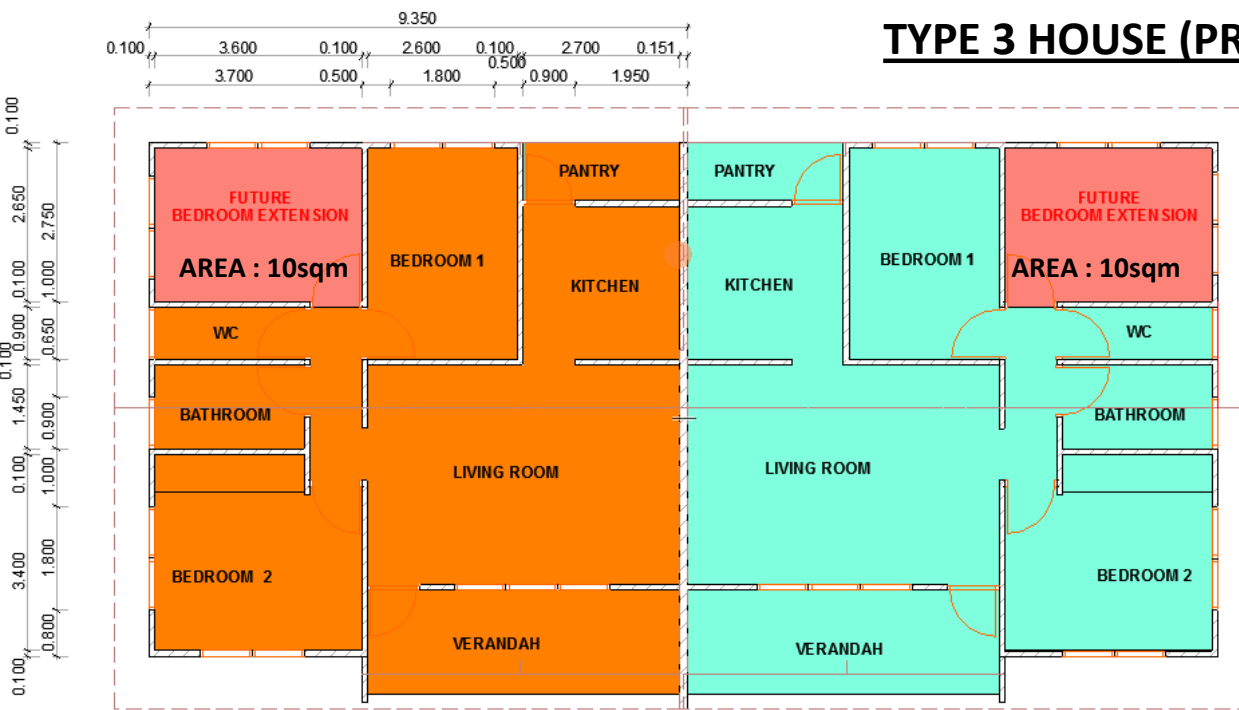


FRONT VIEW



REAR VIEW

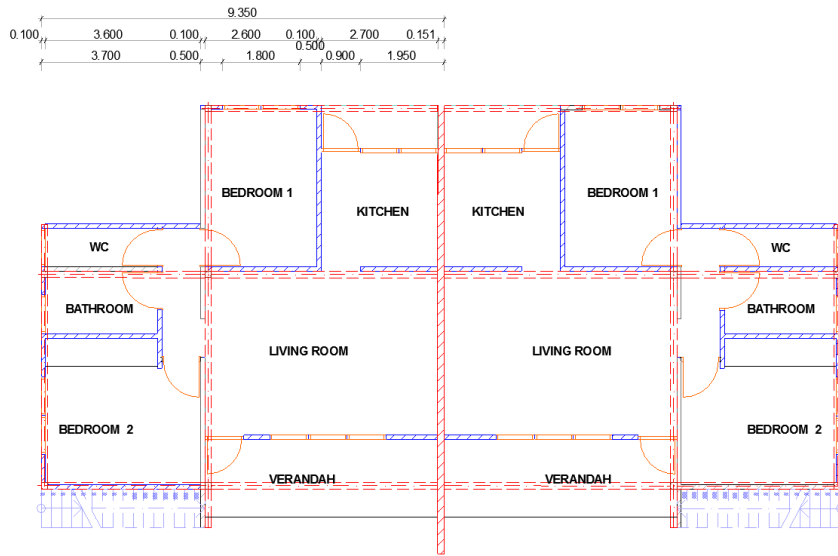
TYPE 3 HOUSE (PROPOSED EXTENSION)



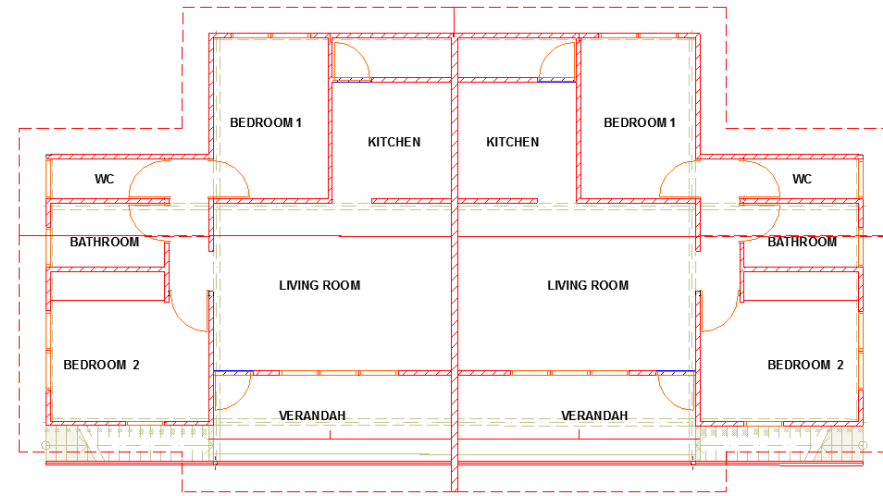
GROUND FLOOR



TYPE 3 HOUSE (PROPOSED VERTICAL EXTENSION)



GROUND FLOOR



FIRST FLOOR

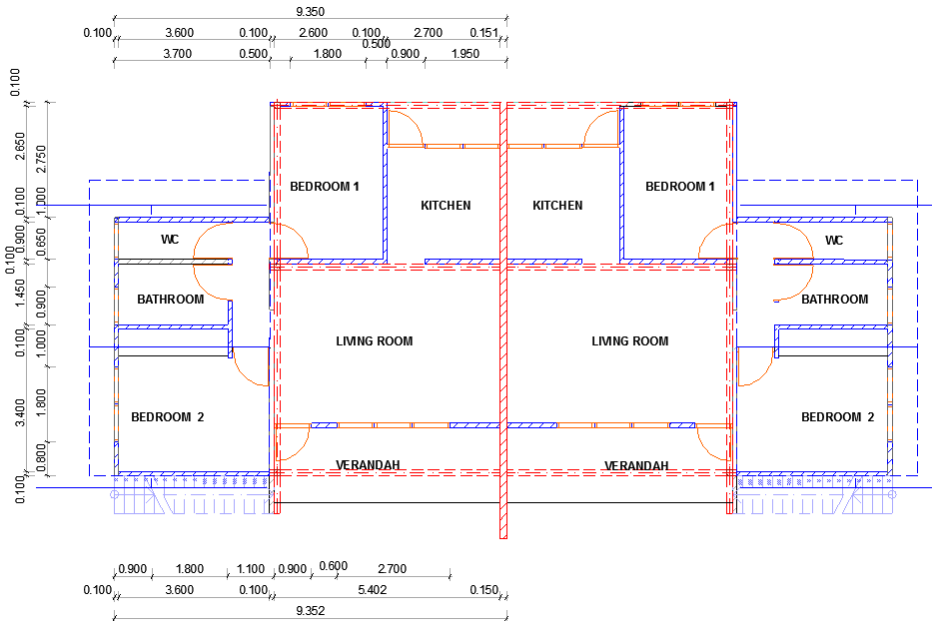


FRONT VIEW

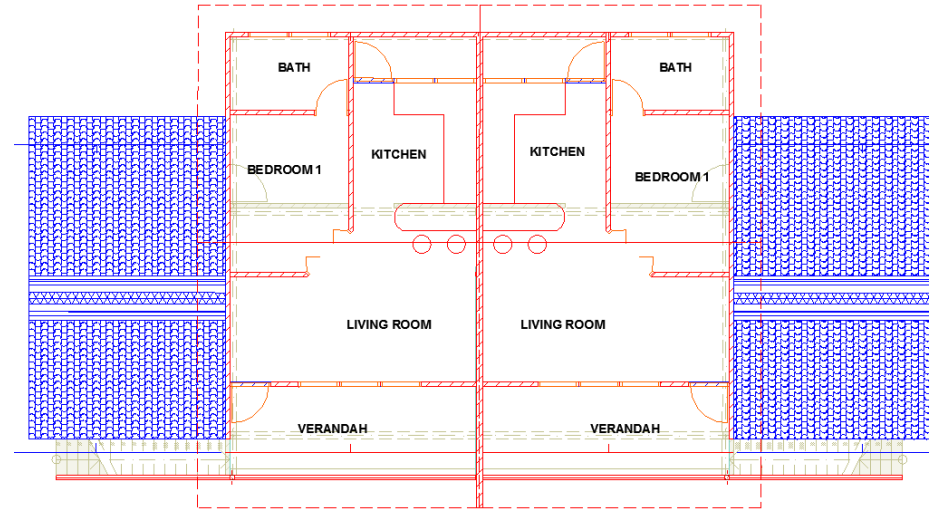


REAR VIEW

TYPE 3 HOUSE (PROPOSED VERTICAL EXTENSION)



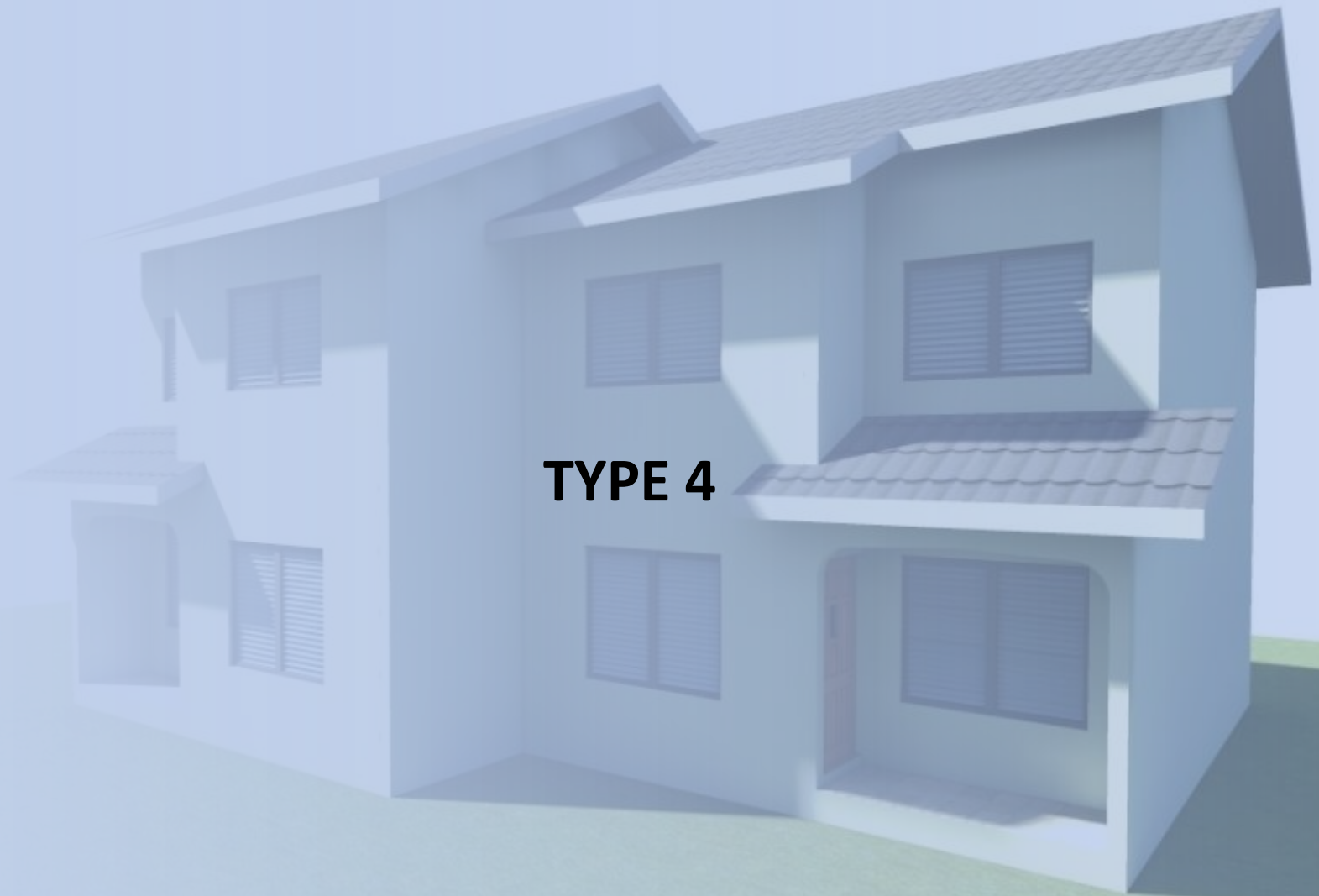
GROUND FLOOR



FIRST FLOOR

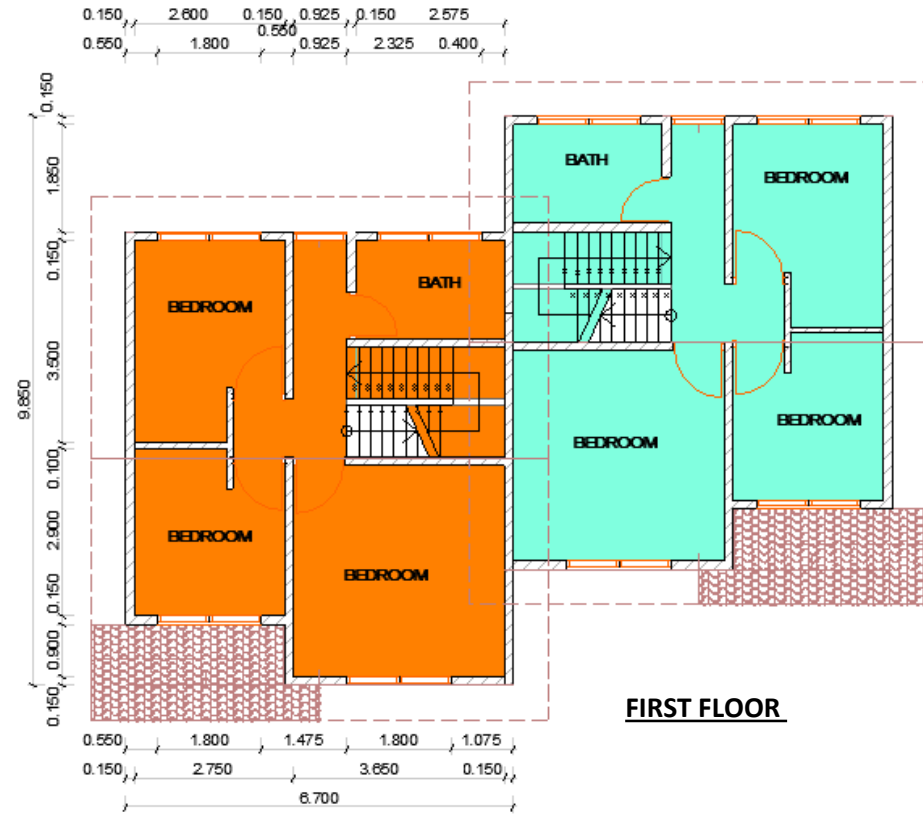
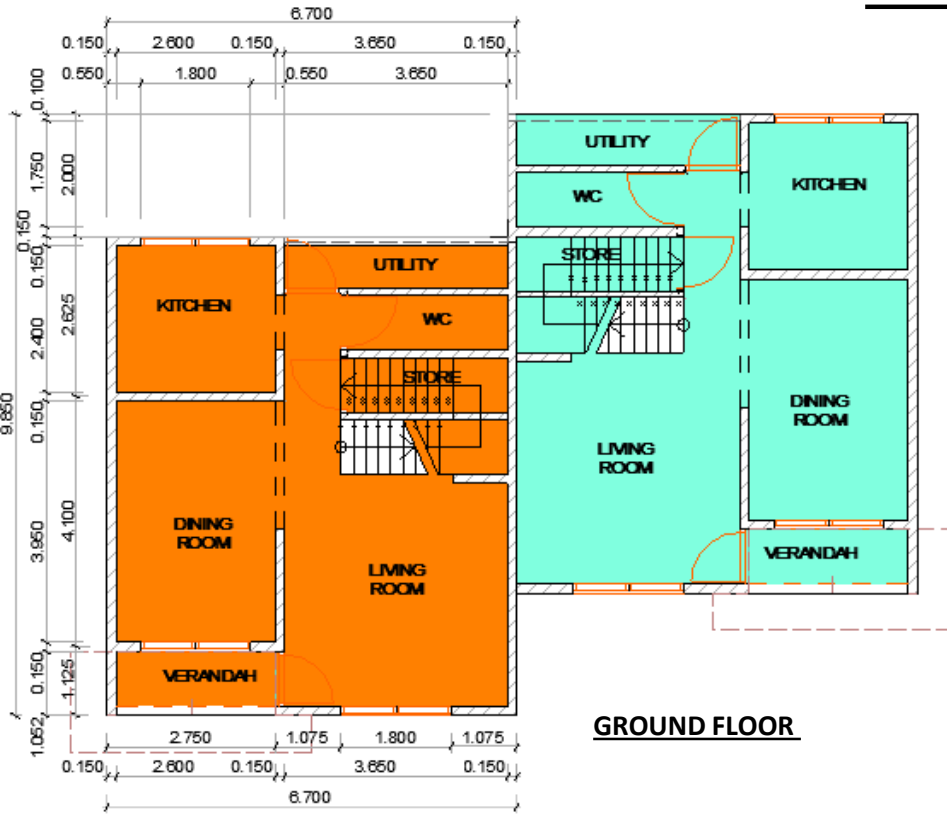


REAR VIEW



TYPE 4

TYPE 4 HOUSE

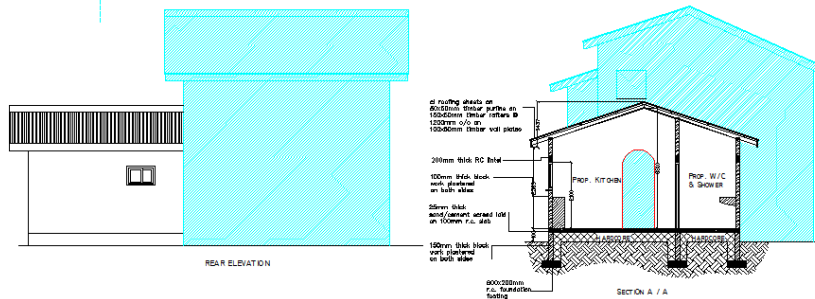
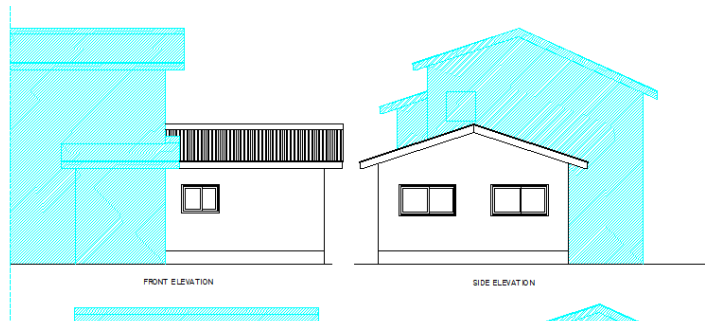
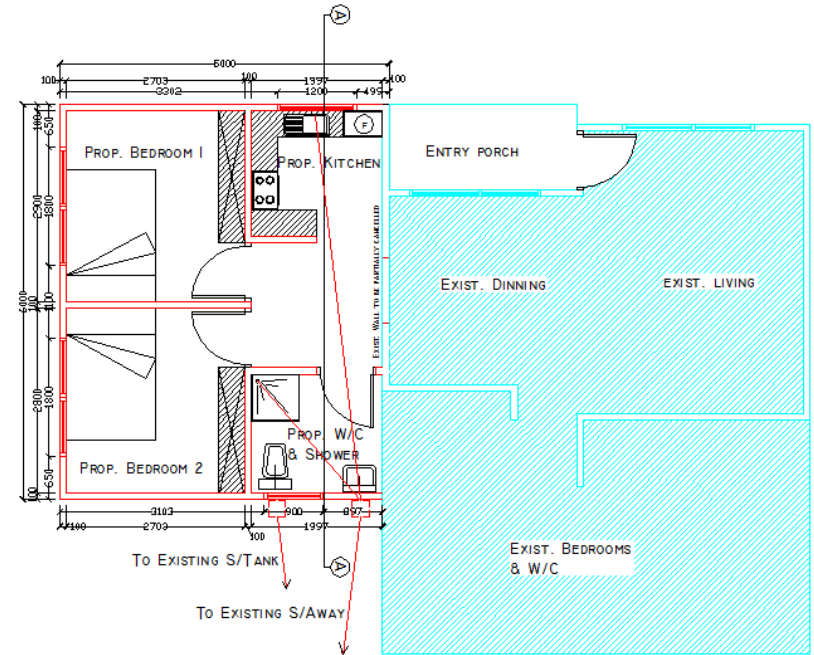
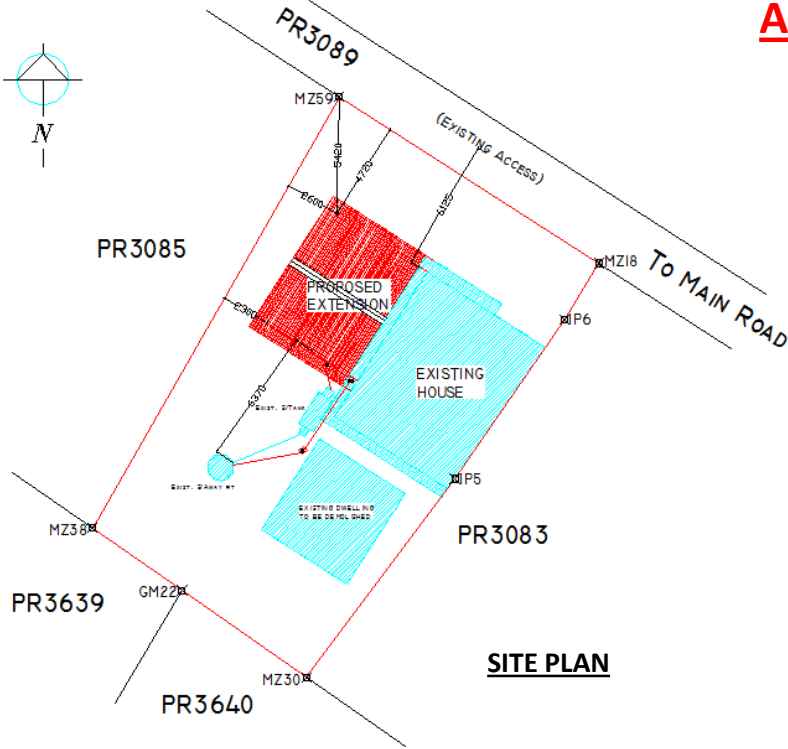
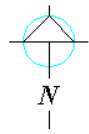


FRONT VIEW



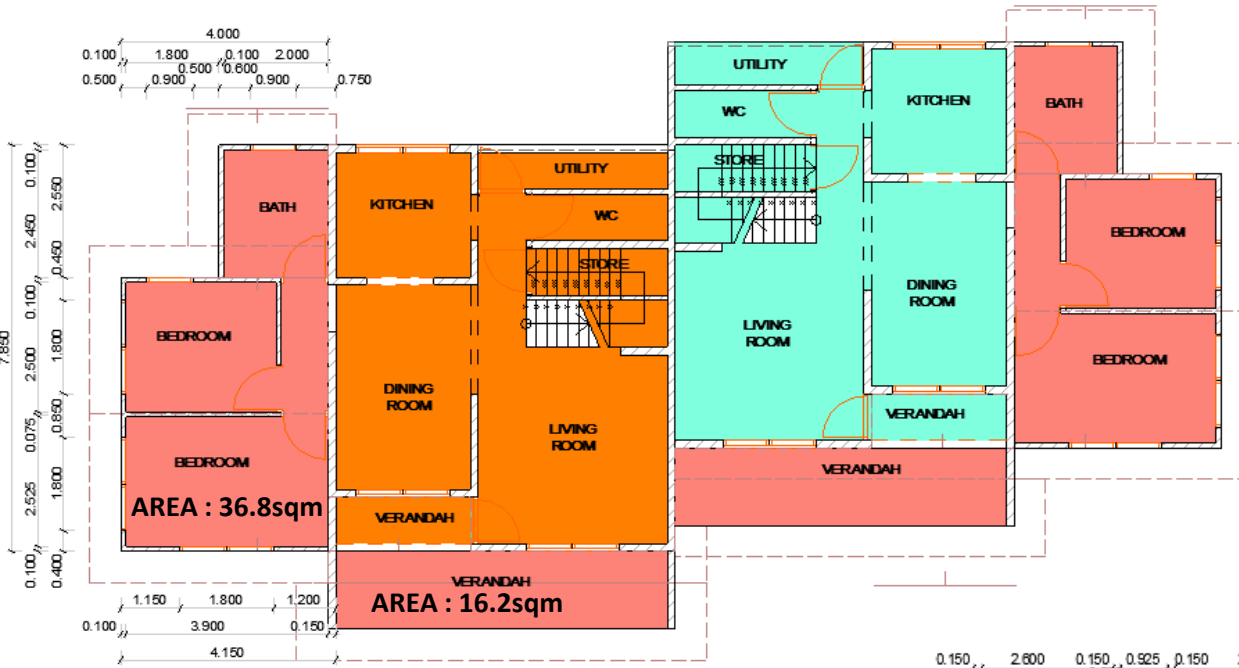
REAR VIEW

APPROVED MW 124/11 (30Sqm)



ELEVATION

TYPE 4 HOUSE



GROUND FLOOR

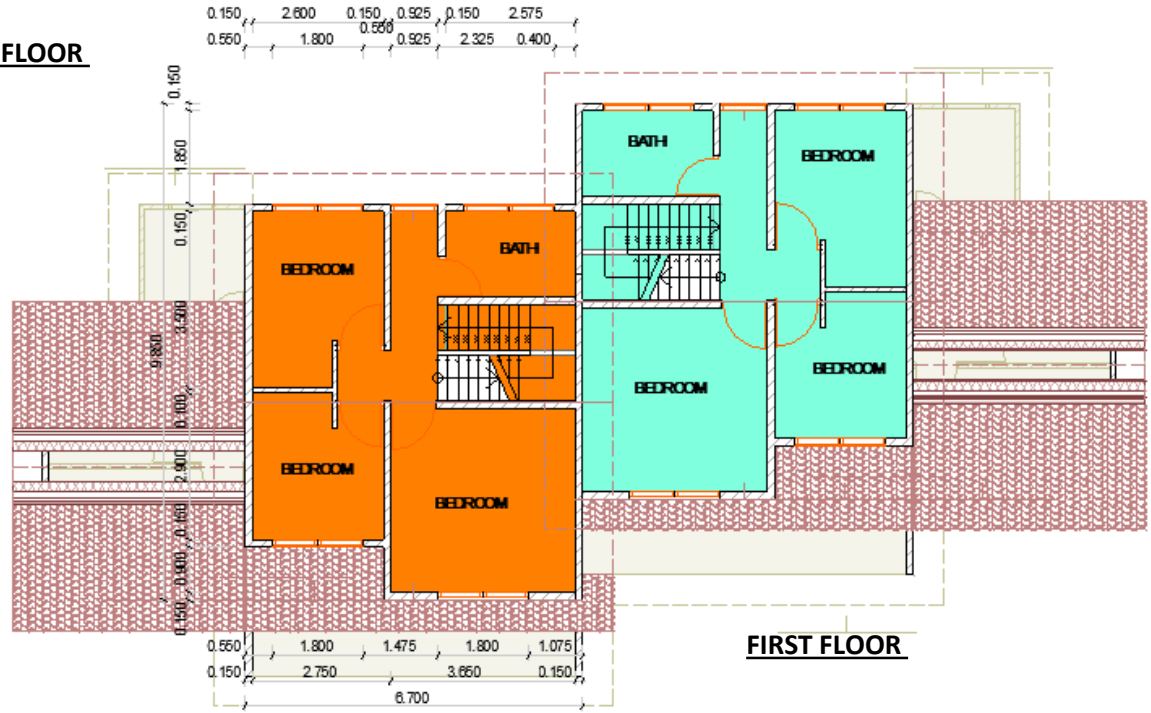


REAR VIEW



FRONT VIEW

Proposed extension includes the creation of two additional bedrooms and a bathroom, also extension of the existing verandah

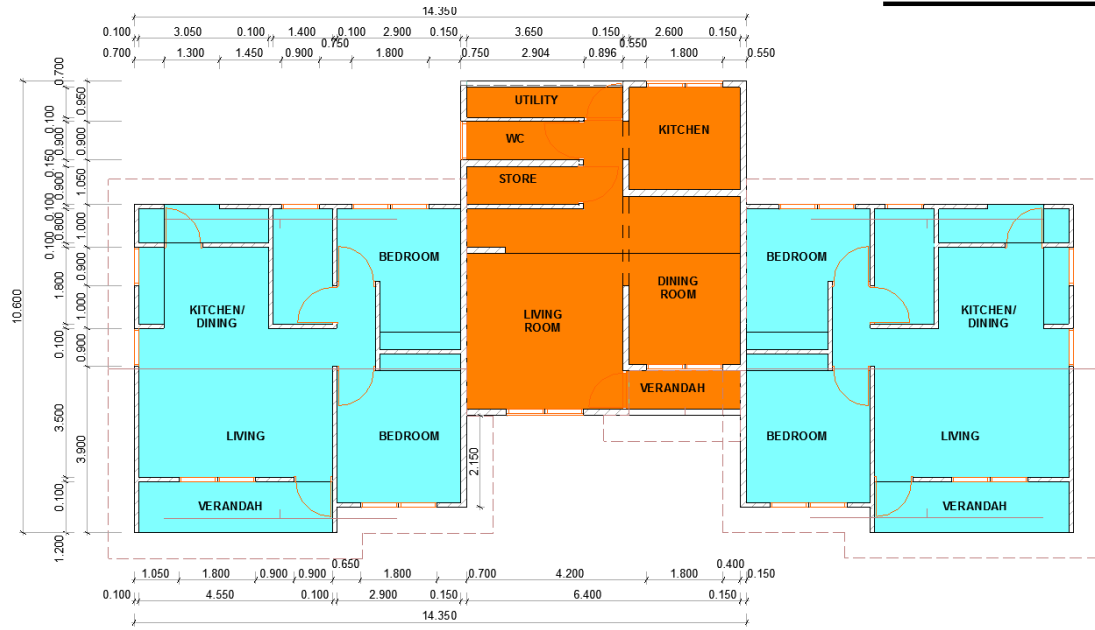


FIRST FLOOR

A 3D architectural rendering of a modern, single-story house with a grey tiled roof. The house features a prominent white horizontal band across the facade. The front facade includes a central wooden door, a window with horizontal blinds to the left, and a larger window with horizontal blinds to the right. The house is set on a green lawn against a light blue sky. The text "TYPE 5" is overlaid in the center of the image.

TYPE 5

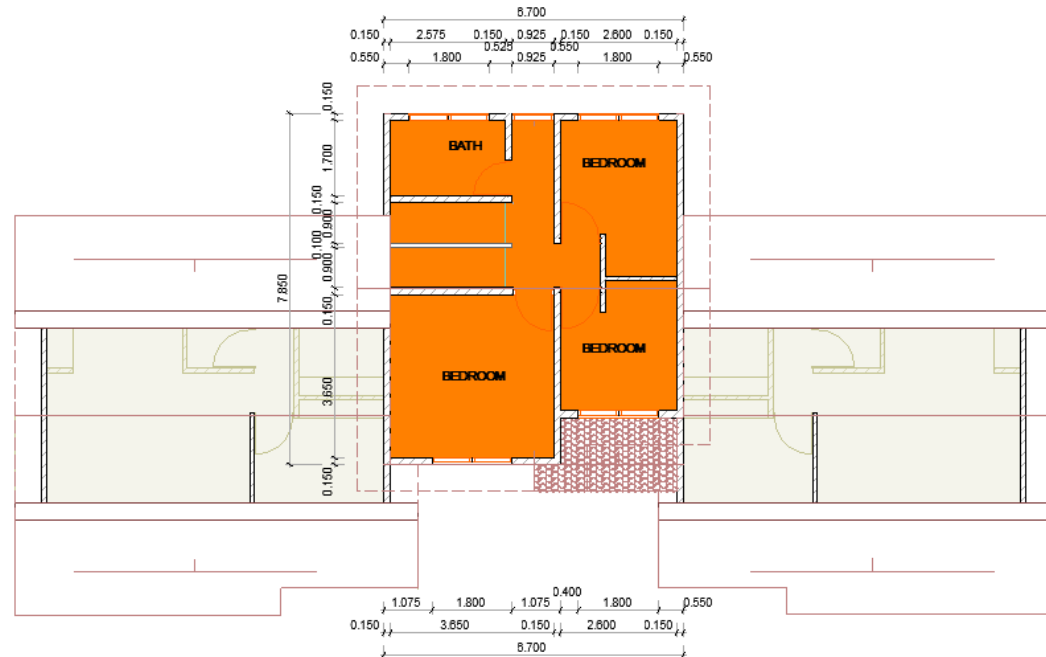
TYPE 5 HOUSE



GROUND FLOOR



FRONT VIEW

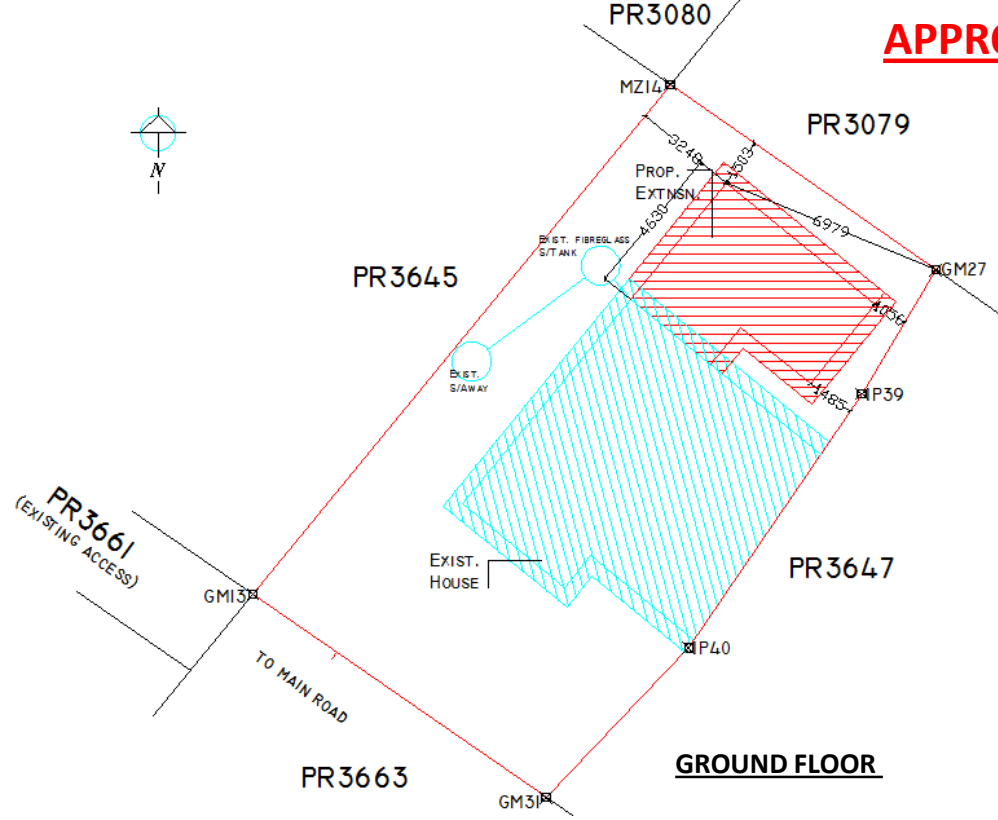


FIRST FLOOR

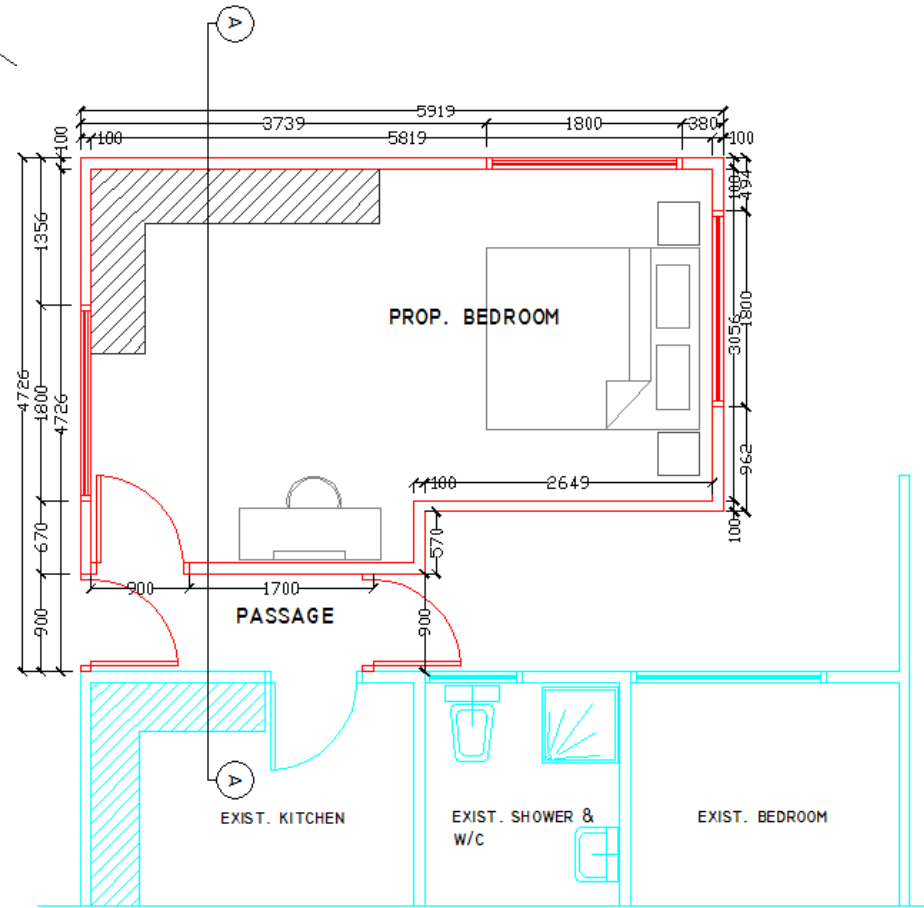


REAR VIEW

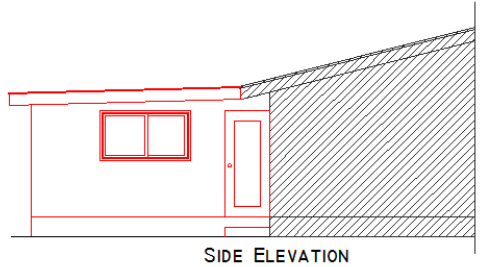
APPROVED MW 58/12 (24Sqm)



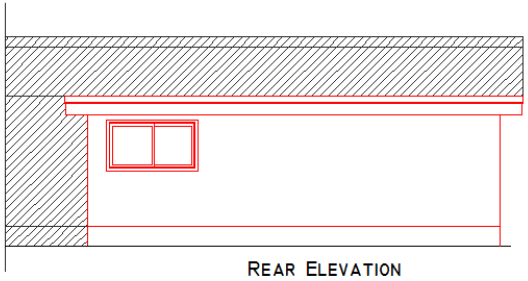
GROUND FLOOR



FIRST FLOOR



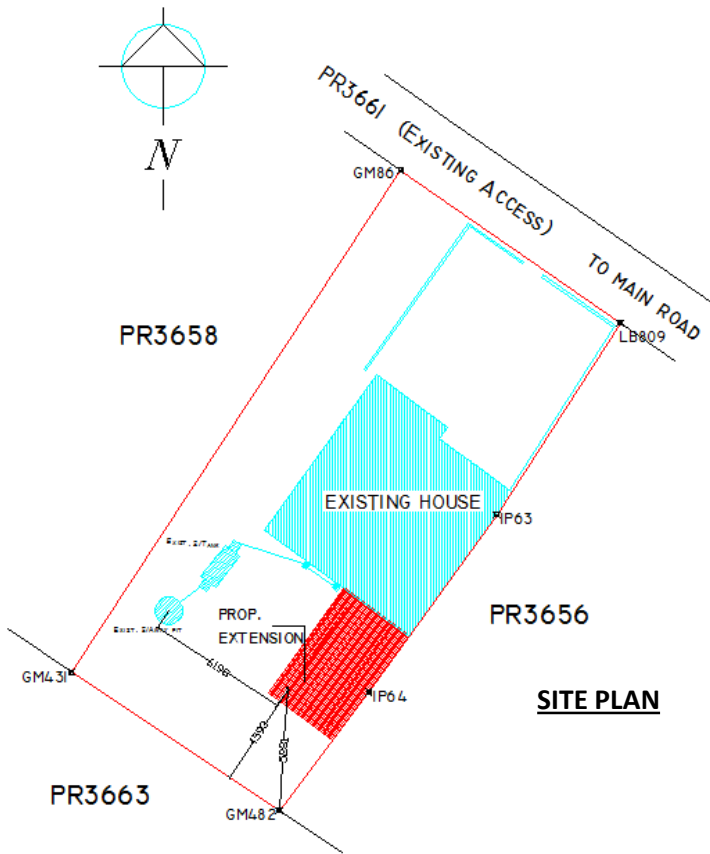
SIDE ELEVATION



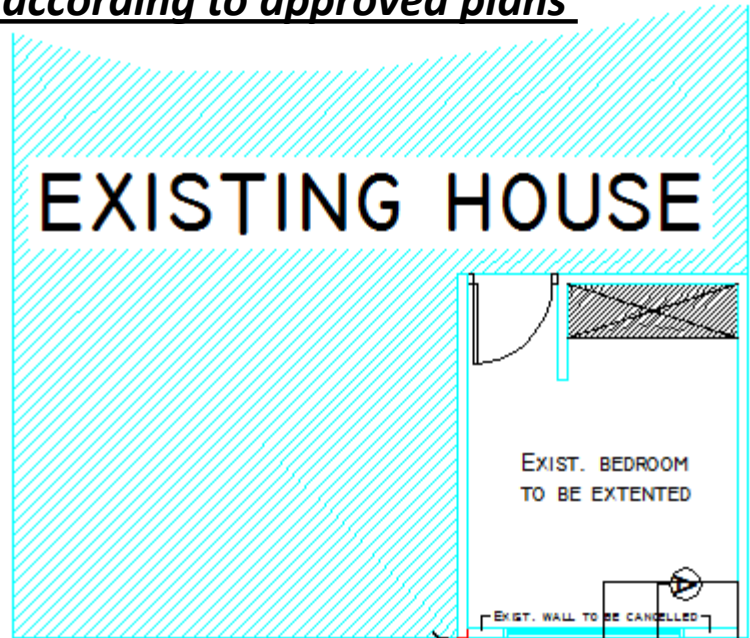
REAR ELEVATION

APPROVED MW 56/11 (14.65Sqm)

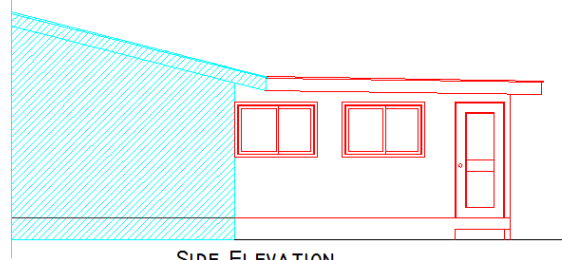
•Not built according to approved plans



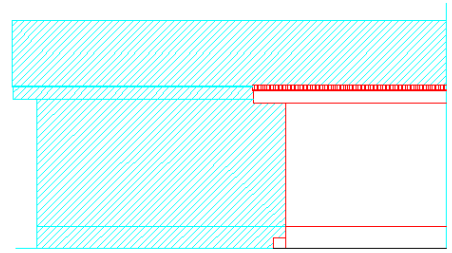
SITE PLAN



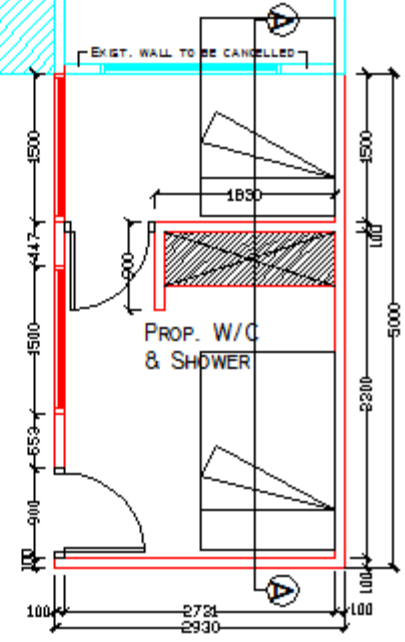
EXISTING HOUSE



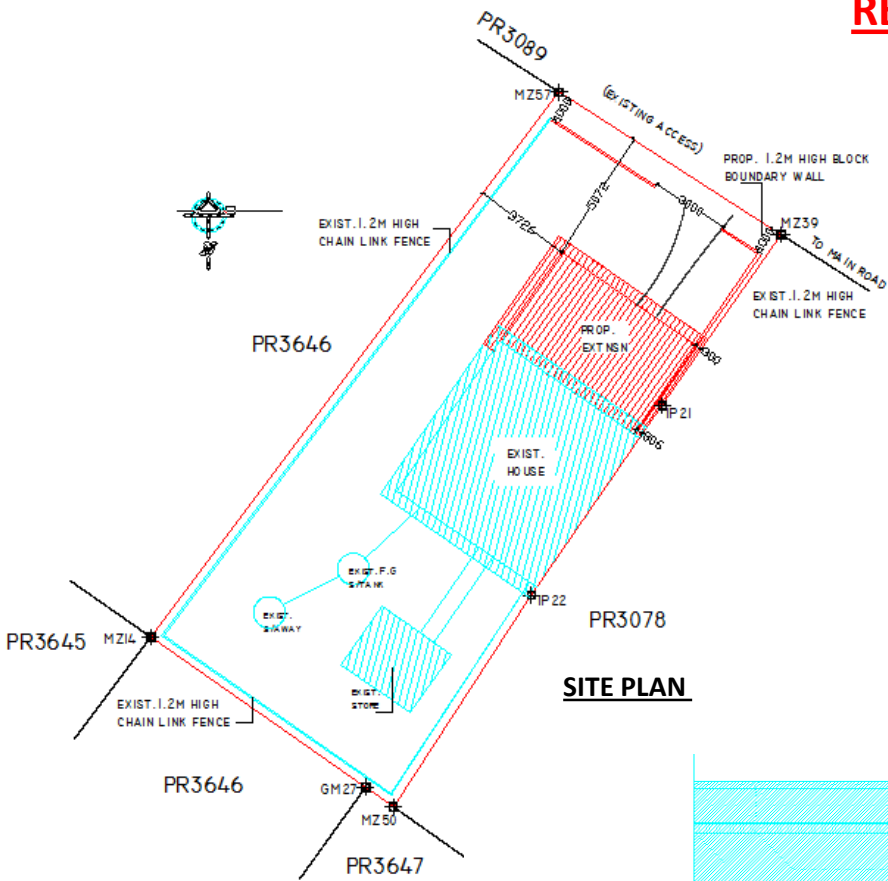
SIDE ELEVATION



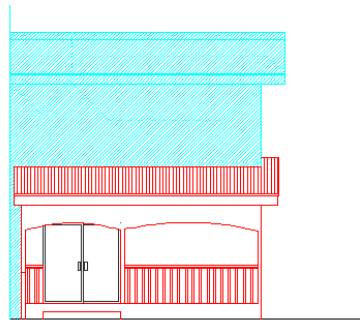
REAR ELEVATION



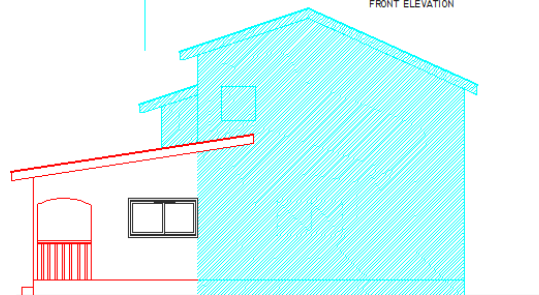
REFUSED MW 19/12 (26.4Sqm)



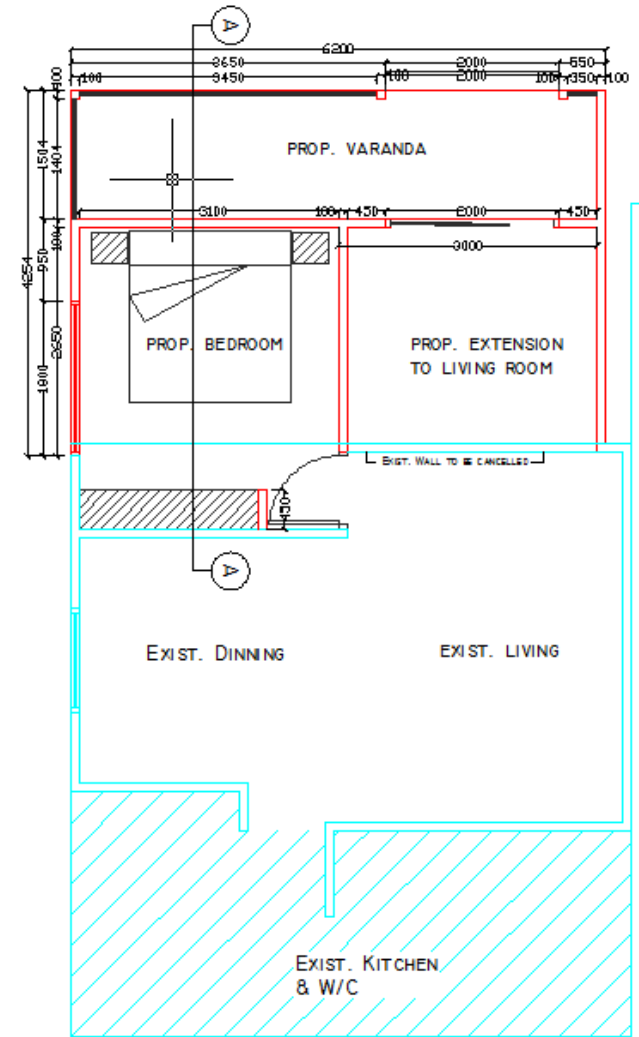
SITE PLAN



FRONT ELEVATION

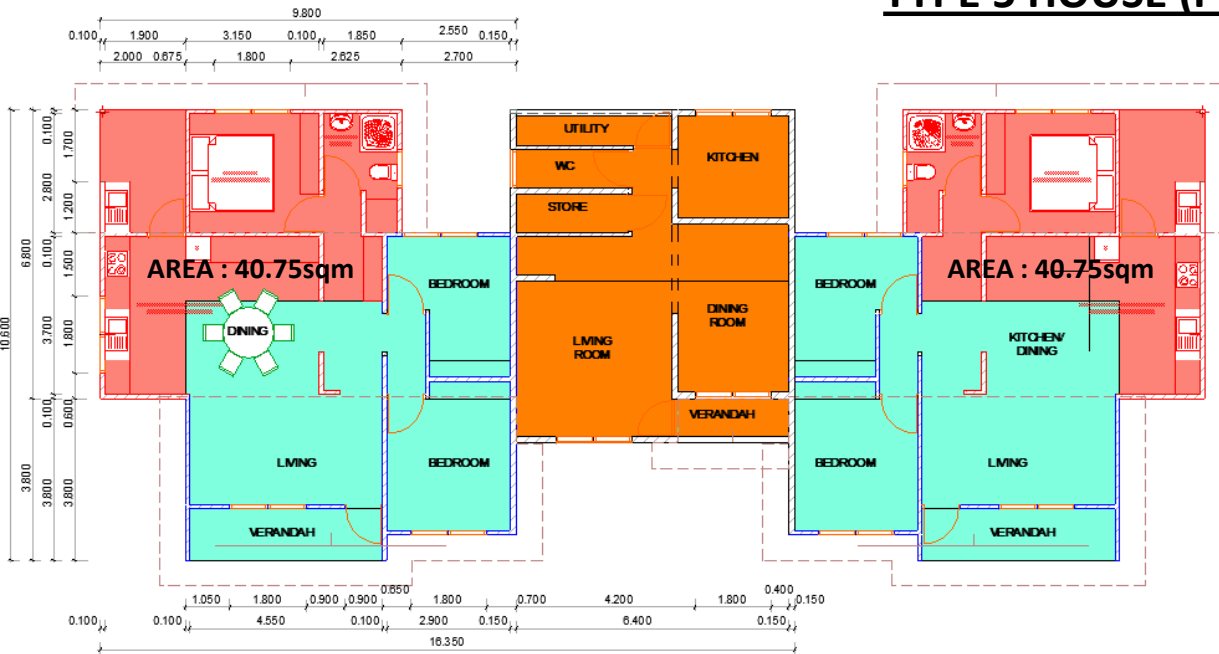


SIDE ELEVATION

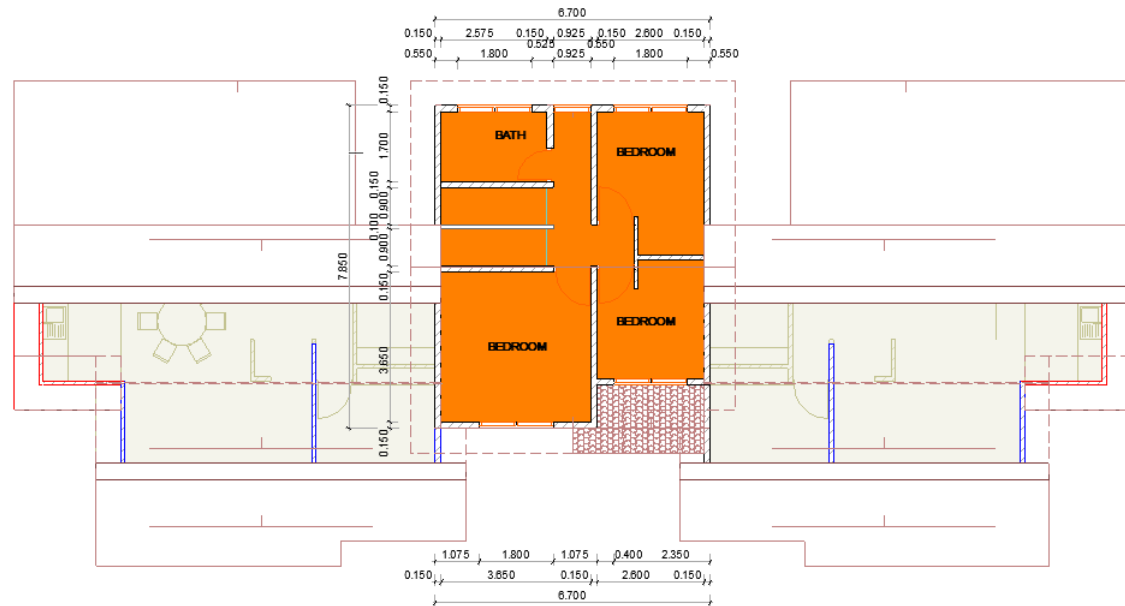


GROUND FLOOR

TYPE 5 HOUSE (PROPOSED EXTENSION)



Proposed extension includes the creation of an additional bedroom and bathroom, also extension of the existing kitchen and relocation of the pantry



A three-story white residential building with balconies. Laundry is hanging on the balconies. The building has a gabled roof and a prominent vertical pillar on the left side. The sky is overcast and grey. There are some plants in the foreground.

TYPE 6

TYPE 6 HOUSE

EXTENSION NOT RECOMMENDED



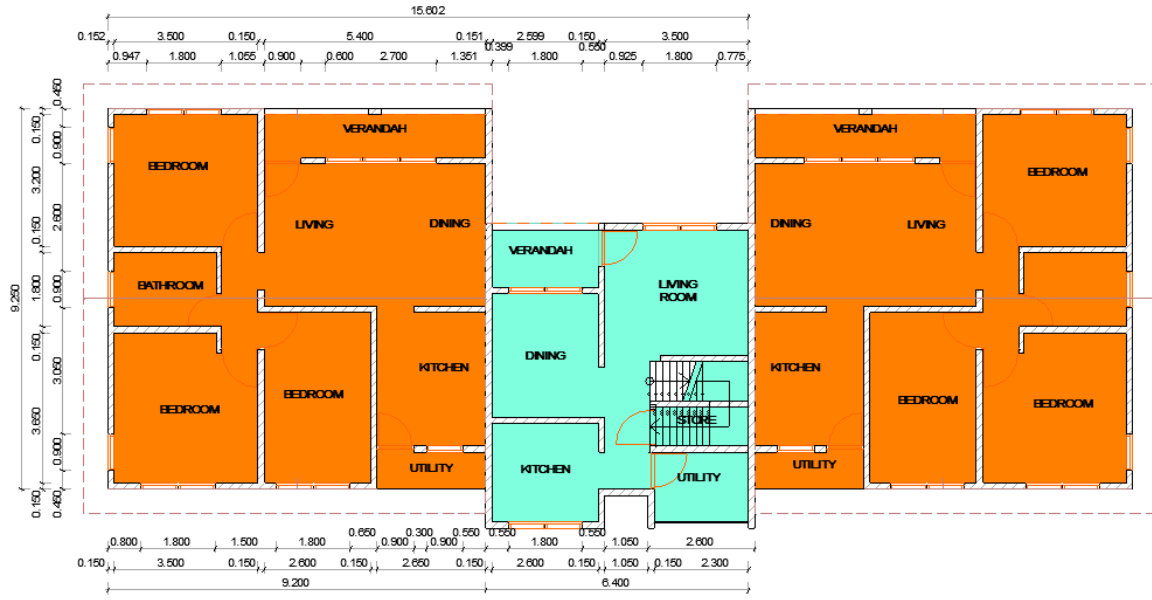
A 3D architectural rendering of a house, labeled 'TYPE 7'. The house features a light blue exterior and a dark grey tiled roof. It consists of a two-story section on the left and a single-story section on the right. The two-story section has two windows on the upper floor and one window on the lower floor. The single-story section has a covered porch with a white railing and a door, and a window with horizontal blinds. The house is set on a green lawn against a light blue sky.

TYPE 7

TYPE 7 HOUSE



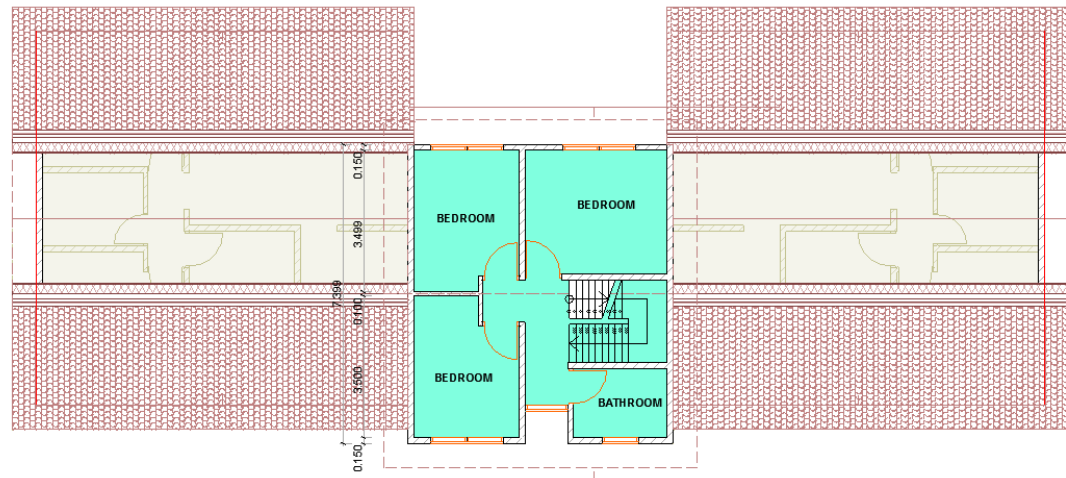
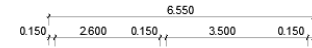
TYPE 7 HOUSE



GROUND FLOOR



FRONT VIEW

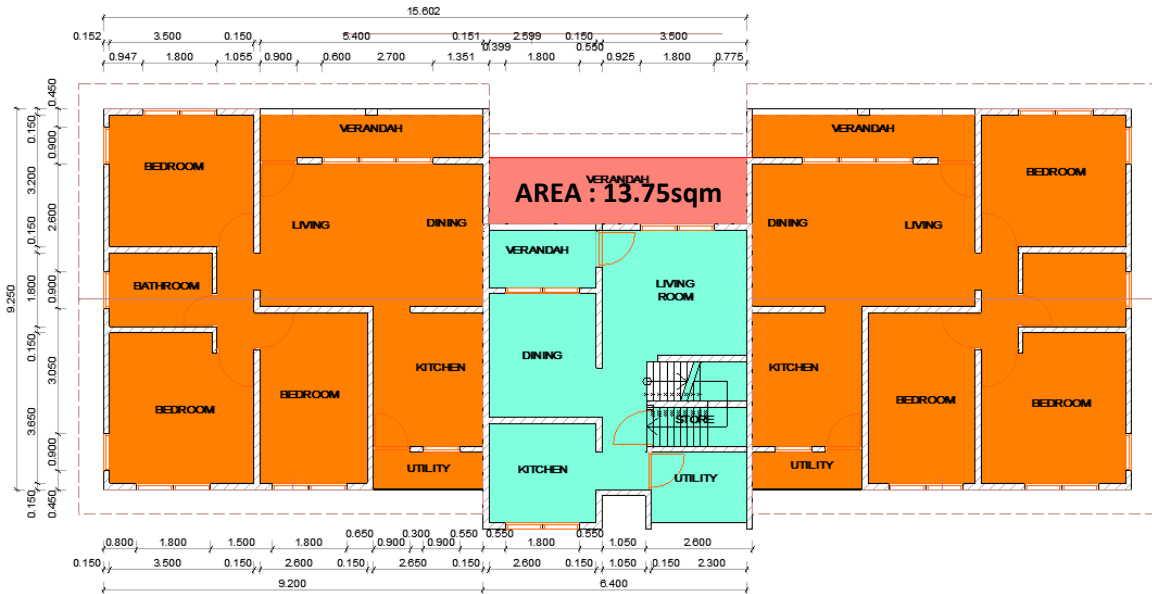


FIRST FLOOR



REAR VIEW

TYPE 7 HOUSE



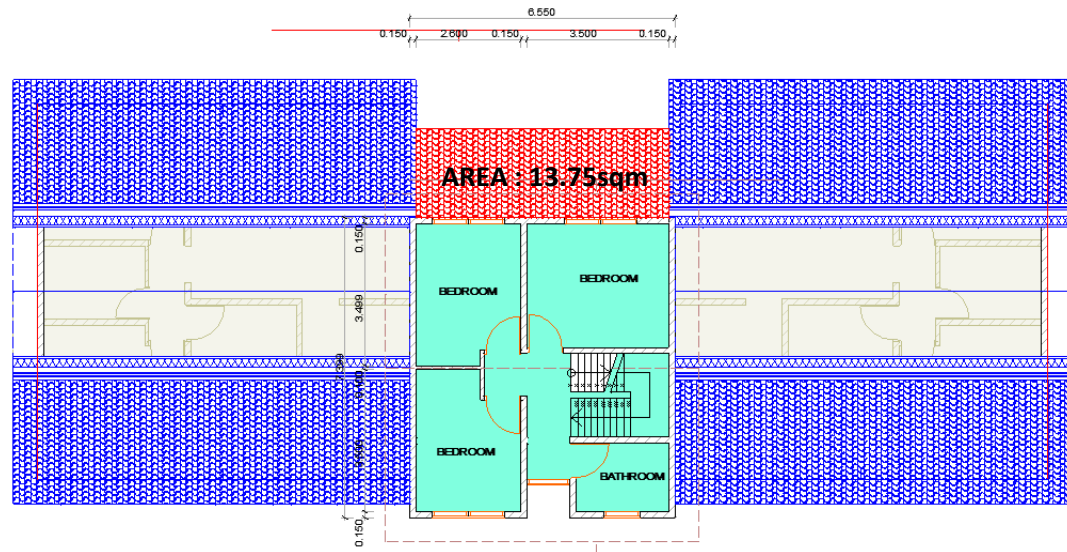
GROUND FLOOR



FRONT VIEW



Only the G+1 house may be subject to further extension in view of the density of the parcels 45%

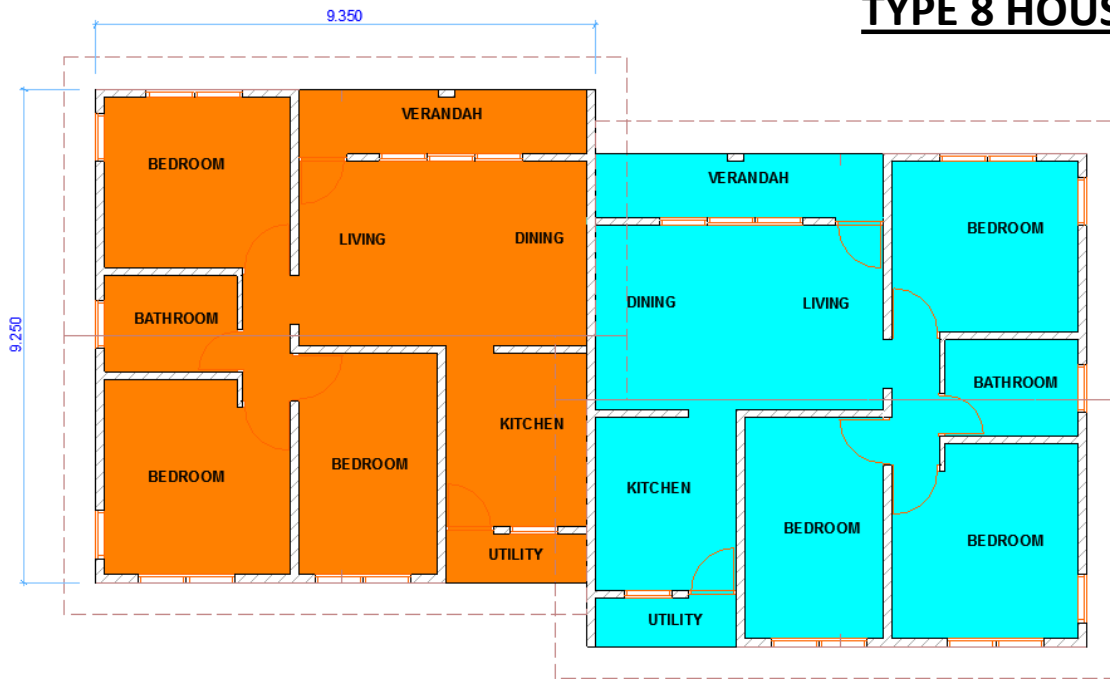


FIRST FLOOR

A 3D architectural rendering of a house, labeled 'TYPE 7'. The house features a light blue exterior and a dark grey tiled roof. It consists of a two-story section on the left and a single-story section on the right. The two-story section has two windows on the upper floor and one window on the lower floor. The single-story section has a covered porch with a white railing, a door, and two windows. The house is set on a green lawn against a light blue sky.

TYPE 7

TYPE 8 HOUSE



GROUND FLOOR



FRONT VIEW



REAR VIEW

TYPE 8 HOUSE





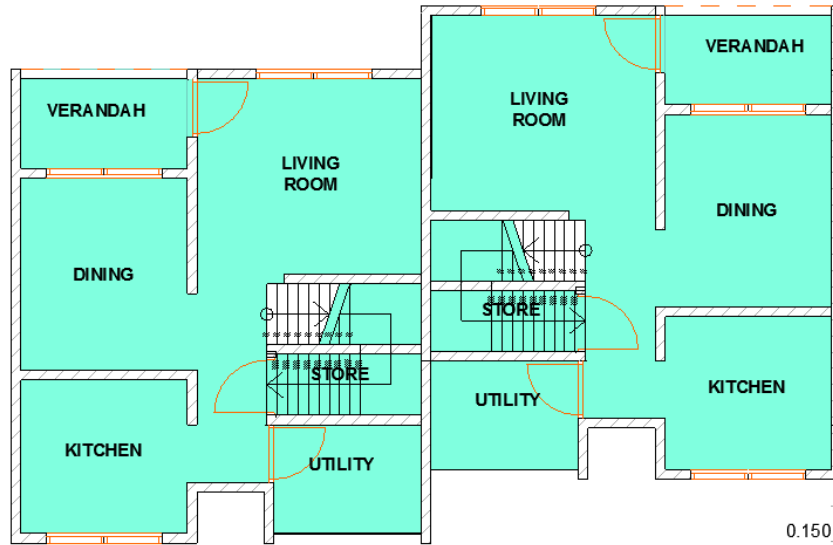
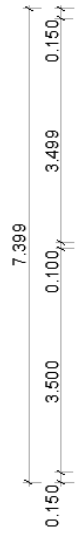
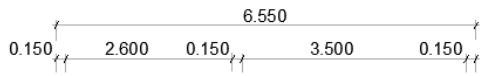
TYPE 9

TYPE 9 HOUSE



BOUDARY LINE UNCLEAR AS THERE ARE SEVERAL HOUSES ON SAME PLOT. (PR3932). THE VERANDAH OF ONE HOUSE HAS ALREADY BEEN EXTENDED AND FURTHER EXTENSION NOT RECOMMENDED DUE TO THE PROXIMITY OF THE BUILDINGS TO THE AGRICULTURAL LAND.

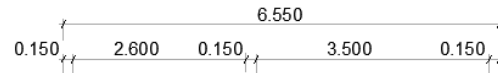
TYPE 9 HOUSE



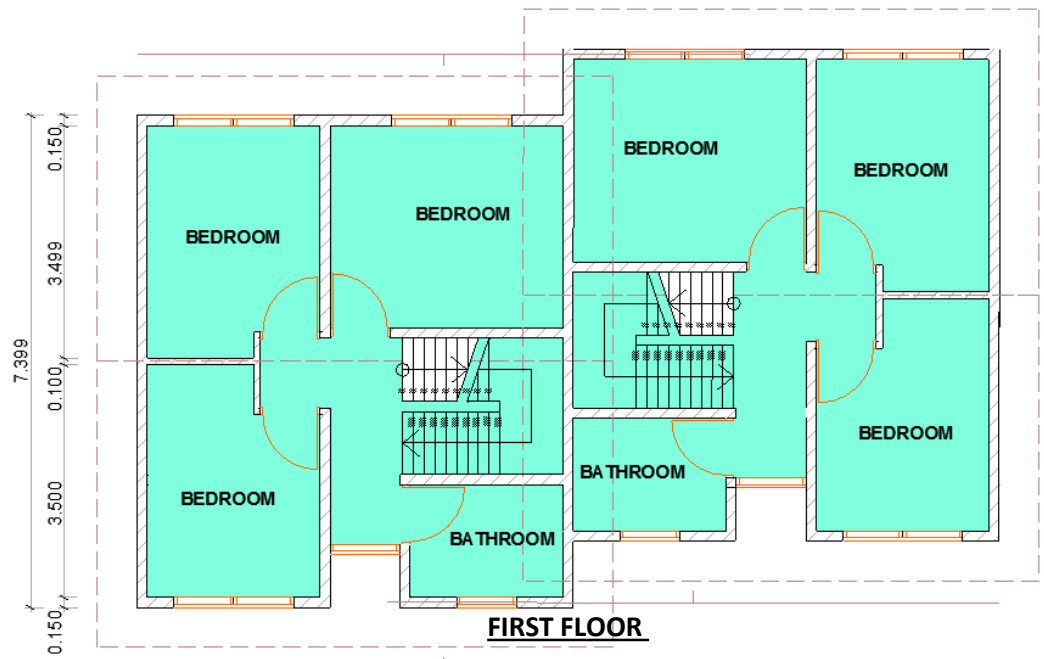
GROUND FLOOR



FRONT VIEW



REAR VIEW



FIRST FLOOR