

31<sup>st</sup> July 2025

Re carport for I Mann Street Cottesloe

Hi Jennifer,

Thanks for the correspondence you emailed on Monday and ive outlined the justifications below.

#### Street Setback

In order to maintain a separation from the house which has strong features we moved the carport 1m off the homes front wall, attaching the carport to the house would have had a negative impact on the home we felt and maintaining an independent structure with its own four supports reflect almost all carport designs these days as the front of most homes was never intended to facilitate the attachment of a new structure (visually) If the gap was less than 1m this would have looked odd as well.

We are limited in space anyway so the reduction of the frontage was seen as the best way to accommodate a functional space that looked suitable.

It also suits the minor landscaping the clients plan for the area immediately in front of the home.

#### Open Space

Being open on four sides I would imaging the carport does not contribute to the calculation of covered space? If it does then it's a hard one for us to debate as the carport is essential in terms of the clients needs to protect their cars and we cant make it any smaller.

It will also be used as a source of shade for their your family as they use the front area for recreational uses as well and as a play area for the children, so shade is essential for not just the cars but the kids as well.

## Materials

The colour of the façade and the posts are all to tie in with the colour scheme of the home, the design was to provide a minimal profile so as not to overshadow or overwhelm the home, it also was felt a very large tiled pitched roof so close to the front setback would be too imposing.

This design which is currently very popular on older tiled homes completely hides the Colourbond roof which not visible from any direction and as such does not clash with the tiles on the house.

At the same time the skillion roof does not eclipse the homes character in any way, it's a roof style we are now building in every shire now other than Inglewood and Mt Lawley where the shire's heritage laws do not allow this design.

Kind Regards

Nick Jolley  
Patio Living