

DESIGN CONSIDERATIONS

The resubmitted proposal for modest improvements to this existing detached house situated in a large plot set amongst a completely random area of large and small detached and semi detached houses of varied styles and designs in both 2 and 3 stories, most of which are built up to the edge of their boundaries with may overlooking circumstances.

The submission has been re-evaluated in the light of previous objections and discussions with planning officers and is now considered to satisfy all necessary criteria .

The massing of the North side elevation has been significantly reduced by omitting the first floor element of the proposal thus lowering the overall roof line to both the side and front impact. The South side elevation now has a similar window arrangement by omitting the proposed dormer. All windows will be of a similar style throughout and all bathroom windows will be obscure glazed. There will be NO windows to the side elevations.

The property remains a detached family house in a large plot utilising the existing established access.

The new scheme will achieve better accommodation and use of the plot without any loss or detriment to any property.

Neighbours adjacent on both sides (North and South numbers 63 and 67) and opposite (East numbers 58/60/62) have all been advised and have NO objections to the proposals. It should be noted that none of these neighbours are aware of objecting to the previous application despite their names and addresses appearing on submitted papers.

The intended footprint, siting and appearance will remain entirely in keeping with the surrounding area. There are NO disabled access problems both externally and internally.

PRH/24