

STATEMENT FROM THE APPLICANT:

Having read through section 10.4 of the design guide 2021 on the advice of the pre application. We have made the side extension subservient, laying behind the front line of the property.

Consideration has also been made to the materials used and a rendered finish will be used as to reflect that used on the lower portion of the main property.

While we appreciate that a side extension should generally be no greater than half the original property width. In this case it makes little to no difference from the street view and as mentioned in the pre application. None of the surrounding neighbours are affected by the extension and also keeping the garden area in excess of 100m² for a four-bedroom property we are following the guidelines.

The side extension would be excavated down into what is currently a raised grass area behind the existing garage. A four bedroom property would never remove a double garage without replacing it and as such, the width of the extension will never be seen from the front.

As mentioned. The side extension floor will be a lower level than garden level (by approximately 800mm). The full width of the extension will be used for garden storage. The remaining land will almost definitely be utilised for storage by means of a garden shed at 2.5m tall from the grass level. This will be higher than the proposed extension and potentially more of an eyesore from the street view.

We will put a green roof onto the side extension in accordance with Section 15 of the National Planning Policy Framework (2021) on the advice of pre application.