

Planning Design Statement

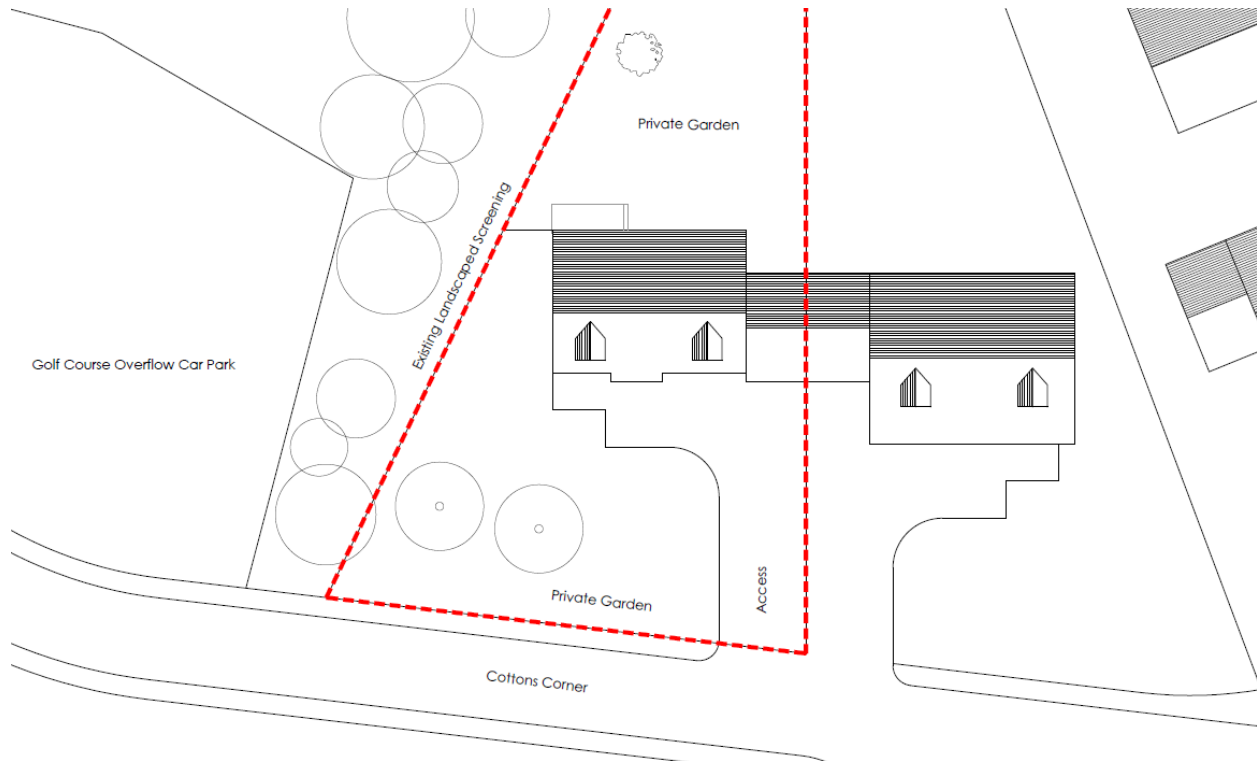
Proposed Alterations and Extension

1 Cottons Corner, Letham Grange

Arbroath

Location

The site is located at 1 Cottons Corner, Letham Grange, Arbroath. The proposal is to erect a new double garage and single storey ground floor extension with roof terrace above.



Existing

The existing building is a traditional 1.5 storey dwelling with 2 large first floor bedrooms and 1 small ground floor bedroom. The main living space is an open planned living and dining space.

Design

The proposal is to erect a new double garage which fronts the street. To the rear of the garage is a ground floor extension with roof terrace above. The form of the extension is driven by the property boundary but lends itself to high level windows to the west to offer natural light and privacy. Patio doors lead from the new sunroom to the rear garden where stairs are located to the private rear terrace. Existing landscape screening to the west of the proposal will partially screen the new building and terrace from passers-by.

The existing ground floor garage will be converted to a larger ground floor bedroom to future proof the property as the existing ground floor bedroom is a very small and cramped room.

All the proposed materials are as to match existing, to maintain the existing characteristics of the building.

