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Design statement to accompany an application for a first floor extension to School Cottage, Elmhurst, WS13 8HB, for Mr and Mrs Tomkins.

Location.

The cottage is situated in the centre of Elmhurst.

The proposal.

The proposal is for a first floor extension, to be built over an existing ground floor utility room, to provide a shower room en suite. The cottage currently has two very small bathrooms, and when the family and grandchildren come to stay, current bathroom/shower room arrangements are not sufficient. It is proposed that all materials and details will be the same as existing, such that once built, the extension should look part of the original building.

This proposal is the smallest and least obtrusive extension to the property that can provide the accommodation required. As can be seen from the attached photograph, the extension will not easily be seen.

Support

A letter from the affected neighbours, Mr and Mrs Keen is attached, giving support to the proposal. In an informal discussion with the parish council, they gave their support to the proposal.

History

There was a previous certificate of lawful development application granted, for a larger two storey rear extension. However, because of having to build a downstairs to support the first floor extension, the whole proposal became too expensive when costed by builders. We therefore have submitted this more modest and much smaller scheme for consideration. If this proposal were approved the rear extension would never be built.