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TW/2482

18 February 2021

Planning Department
Development Management
Braintree District Council
Bocking End
Braintree
CM7 9HB

Dear Sir or Madam

20/00415/UBW3 – Pheasant Cottage, Shalford Road, Panfield

We submit our planning and listed building application for a side extension and glazed link at the above property. I attach copies of our drawings 2482/01, 04, 05B & 06 for your approval. A heritage statement will be forwarded in due course.

This application has been submitted to legalise the works carried out so far at the property. There were two elements on the enforcement action and this application covers one part of the action, a separate application will follow for the other works.

The proposed extension will create a garden room for our clients, this will be connected to the existing dwelling via a glass link. The extension will have a brick plinth with black timber boarding above, with a tiled roof over.

The extension provides additional living space for our clients, as currently their existing property only has one, open plan living space, and there is not enough room for entertaining. This extension, whilst being modest, will provide a sympathetic extension for our clients.

We trust that you will be able to approve this application, but if you have any queries or concerns then please feel free to contact us.

Yours faithfully



Tom Wiffen ACIAT

Encs

cc Mr & Mrs Luckin (by email)



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