
PLANNING STATEMENT

This Householder Planning Application is for Alterations and Extensions to an Existing Bungalow (Holmes Cottage) and the erection of a New Cabin in the garden.

Alterations & Extension to Holmes Cottage

The aim is to improve the relationship between the bungalow and the garden, and take advantage of the views and natural light.

The new kitchen extends out into the garden and forms a covered area with a verandah.

The existing main bedroom and roof at the south east end of the bungalow is to be carefully taken down. The new main bedroom (with en-suite) is to be timber boarded and have a simplified roof construction.

The foul drainage is to connect into the existing foul water system and septic tank. The surface water will connect to existing soakaways within the Client's site.

New Cabin

The New Cabin will be used as temporary living accommodation for the Client, Mr and Mrs Bennett, whilst the alterations and extensions work are undertaken to Holmes Cottage. They need to remain on site during the construction works for security reasons and to easily oversee the building works and the extent of work means they cannot live in the house whilst the works are carried out.

At near completion of the works to the house the New Cabin will then remain on site and be used as a garden room/annex accommodation for Mr and Mrs Bennett to use after the construction works to Holmes Cottage are complete. It will not be used as separate accommodation or as a separate dwelling and will only be used in conjunction with the use of the house.

The Cabin is to have timber boarded walls and a metal sheeting roof finish.

The foul drainage is to connect to a new sewage treatment plant with the overflow connecting to a new soakaway, which will take the new surface water off the building.