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## Design Statement:

For the construction of a Two Storey Side Extension and Part  
Single And Two Storey Rear Extension

At

Ryecroft Cottage, Meeting Lane, Ridgewell

Essex, CO9 4RS

### **Introduction:**

1. This statement is written in support of a householder planning application at Ryecroft Cottage. The purpose of this statement is to demonstrate to the council and the wider community the design principles that have influenced the proposed development.

This application is a re- submission of approved application 17/00580/FUL to benefit from extended time to start the previously approved development.

### **Site History:**

2. Application 14/01602/FUL – Construction of a two storey side extension - **Refused**  
  
Application 16/1926/FUL - Demolition of existing detached garage and erection of two storey and single storey side and rear extensions – **Refused**  
  
Application 17/00580/FUL – Demolition of existing detached garage and erection of a two storey side extension and part two and single storey rear extension – **Approved.**

### **Design Concept:**

3. The proposed application is approved under applications 17/00580/FUL and 17/01857/NMA.
4. The proposed materials, finishes, window and door styles will match existing to maintain the character of the existing dwelling, established street scene and conservation area.
5. The proposed two storey side and rear extensions have been designed with roof heights lower than the existing dwelling. By doing so, we have been able to further reduce the scale of the extensions in relation to the existing dwelling, thus maintaining its established dominance on the site.

### **Application Submission:**

It is considered that this planning statement helps to provide an insight into the considerations that have informed the approval of the referenced previous applications.

In conclusion, it is hoped that members of the council and the local community look favourably upon this application.