



Planning Statement – Montana, 45 High Road, Leavenheath, CO6 4NZ.

22/07/2021

This Planning Statement accompanies an application for the proposed erection of a single storey front extension to the above property.

The proposal seeks the erection of a single storey extension to form additional accommodation for the applicant's ageing mother who is no longer able to provide satisfactory care for herself. The proposal would result in an additional bedroom with associated en-suite bathroom accommodation. Being able to live on site will mean that the applicant can provide care for her mother whilst still enabling her to have some independence without having to share space in the main dwelling. The bedroom space will allow for any future specialist adaptation work that may be required (bed hoists and supports etc) together with some modest furniture.

The extension proposed is modest in scale, in keeping with the original dwelling and also the setting in relationship with adjacent dwellings is deemed appropriate.

The property is not listed and does not fall within a conservation area.

The property is detached.

Parking arrangements are unaffected by the proposals as the existing driveway has plenty of parking space and no additional bedrooms are proposed.

Design materials are detailed upon the supporting plans.

The existing hedgerow shown upon the block plans will need to be removed and replaced with a new 1.8m high close boarded boundary fence.

Adrian Ruffell BSc (Hons) C.Build E MCABE

RGP Building Design & Energy Consultancy - Agent acting for Ms M Maxwell.