

12<sup>th</sup> August 2021.

**Proposal:** Proposed single storey rear extension to residential property.

**Location:** 23 Glasney Road, Falmouth, Cornwall, TR11 2QA.

**Applicant:** Mr J. Kelly.

To Whom It May Concern,

We are seeking confirmation from Cornwall Council planning department that the following proposal can be undertaken under permitted development for a larger home extension and does not require full planning consent. We have therefore completed and submitted a 'Prior Approval: Larger Home Extension Application' which includes a full set of plans showing both the existing property and proposed scheme as well as the site location plans.

To summarise the project, it is proposed to remove the existing rear sunroom which is in a poor condition and to replace it with a single storey rear extension. We will knock through from the existing kitchen and combined with the replacement extension will form a large, open plan kitchen and lounging area. It will be well linked to the rear patio and garden via bi-fold doors for indoor/outdoor living. The applicants property is an end-of-terrace and the only adjacent property in the terrace is No. 21 Glasney Road, Falmouth, TR11 2QA.

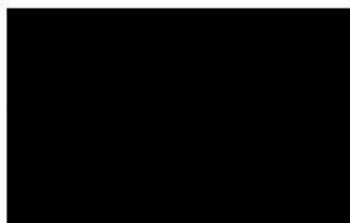
The extension will have a flat roof with eaves height of 3m and a total height including the roof lantern of 3.4m. It will not extend beyond the rear of the existing building and will be finished with painted render to match the existing walls. The roof will not be used as a balcony and the property retains a large rear garden. We also understand that the property is not within a Conservation Area and is not listed.

We would therefore like confirmation from Cornwall Council that full planning permission is not required and the rear replacement extension can be undertaken under permitted development.

If you require any further information or have any queries regarding the proposal, please do not hesitate to contact me.

I look forward to hearing back from you.

Kind Regards



Tim Land MRICS

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