

## PLANNING NARRATIVE

**ADDRESS - 3 Bradleys Yard – Plumtree Notts NG12 5NR -DATE – 06-11-2021**

### **PROJECT - PROPOSED –**

A Single storey rear 5m deep extension to fit next to extension that already has had a recent planning permission. Now the applicant wishes to have more accommodation to the rear .

Previous approved Ref- 21/02062/FUL

### **Existing site location –**

The site is in a cul-de sac and is essentially flat with no substantial level differences either side of the property. The rear garden faces greenbelt agricultural land .

The adjacent properties are not affected by the proposed extension with regards to overshadowing or 45 degree line of site adjacent.

A 3D model has been submitted showing the extension proposal in context with the neighbour.

### **Design –**

The design approach taken is to have the 5M deep rear single storey extension as a flat roof as the existing roof geometries limit the use of extended pitched roofs .

The external walls will be in brickwork to match the existing building.

The elevation features sliding folding doors into the garden The internal height of the room would be around 2.6M – 2.7M high. With a roof edge at approximately 3.1m high.

Two large flat glass horizontal rooflights are proposed to get daylight into the deep plan.

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