

#### 4 The Proposals

The proposed replacement Conservatory involves the demolition of the existing Conservatory structure.

The new Conservatory will have the same footprint as the old, with no additional floor area whatsoever. The roof will be finished in tiling to match the existing house roof, cat sliding off at a slightly different pitch of that to the main house, to accommodate the required eaves height of the proposal. Rooflights inserted in to the roof will allow for natural light penetration into both the Conservatory and the Living Room of the house. The proposals utilise brickwork (in specification to match the existing of the house), timber cladding (above the side doors, as seen on the Planning Drawings), timber framed glazing, dark coloured timber eaves/fascia and dark coloured UPVC rainwater goods, to create a softer, more sympathetic Conservatory, compared to that which exists currently.

The proposed Conservatory will be fully insulated, making the new space comfortable for use year round, with the existing flooring to be broken up and replaced with new insulated flooring.

The proposals will increase the level of privacy afforded between the property and the neighbours to the west, with a solid brick wall proposed to face this boundary, as opposed to the glazing that currently faces this boundary.

