

# **Proposed Single Storey Extension to the Rear of Half Acre**

**14 Main Road, Hutton**

## **Planning Statement**

The property comprises a detached double fronted house, located on Main Road, within the settlement boundary but outside the conservation area.

The house has been the subject of various extensions and alterations - including a two storey rear extension.

### **Design and Access**

Access is provided directly from Main Road into the drive/parking area of the property. Pedestrian access is gained via the same driveway and into the main access door on the East elevation of the two storey rear extension.

The proposal is to create an orangery style single storey extension with a flat roof and lantern roof light.

The ground floor level will be as the existing. As a consequence of this, as the land to the rear of the property rises, there will be excavations into the garden and the extension will be lower than the adjoining ground levels and neighbouring property. There will be no overlooking as a result and it will create no adverse impact on the area.

The design of the property has been carefully considered to tie in with the existing extension and to ensure that there is no impact on the neighbourhood.

### **Ecology**

Due to the nature of the proposal, there will be no impact on the ecology of the area. The ground that is to be removed is standard lawn and there is no possibility of any impact on bats as the proposal does not seek to make any external alterations to the existing building where bats could roost.

### **Reasons for the extension**

The house is currently inhabited by two generations of one family. However, the living spaces are fairly limited, at present, and it is intended to create more space so that, when a third generation appears, there is sufficient room for members of the family to find privacy.