

## **PLANNING STATEMENT**

This planning statement is written in support of an Application for a Proposed Lawful Development Certificate for a First Floor Extension over an approved single storey extension (2013/1820) at Scrumpers Rest, Glastonbury Road, West Pennard, Somerset BA6 8NH.

**MENDIP DISTRICT COUNCIL APPLICATION NUMBER: 2022/1896/CLP.**

## **ASSESSMENT**

### **PHYSICAL**

The property in question is of semi-detached construction (circa 1890 - 1900), comprising a ground and first floor and, a rear ground floor extension. The property is built with traditional brick, roof tiles and conventional construction materials.

The rear boundary wall is in excess of fifteen metres from the rear elevation of the property. The width of the rear garden is eight metres and there is also a separate vehicular driveway measuring 13.5 x 3.5 metres, which exits onto East Street Lane. The driveway can accommodate up to three conventional sized vehicles.







## **USEAGE**

The proposed first-floor extension would allow for an additional larger bedroom and upstairs ensuite bathroom to be created, in order to facilitate an expanding family that has resided at the property since 2012, with a desire to remain in situ as a family unit, as opposed to moving to larger accommodation; a financial proposition that is unaffordable.

The property is within an area that is exclusively residential. The construction of a first-floor extension in this location will not have any social or economic impact upon the neighbourhood.

The dwellings on the West Pennard stretch of Glastonbury Road are predominantly detached and semi-detached dwellings that appear to have been built between mid-1800s to present day, of traditional brick construction/rendered elevations and tiled/slatted roofs.

## **IN CONCLUSION**

The application is to facilitate the required enhanced 'quality of living' required by the family currently accommodating the property as their 'permanent home' and is not being sought for immediate financial gain.

The extension's construction will comprise matching materials to those currently in use and will be sympathetic to its surrounding environment; local character and history, including the surrounding built environment and landscape setting.

This is an effective use of the current plot, maximising available space for a modern, progressive family unit. There will be no additional social burden on the local environment.

All proposed works will be completed by competent tradespeople and will comply with all current building regulations and legislation.