



09th May 2023

Planning Department,
Uttlesford District Council
Council Offices
London Road
Saffron Walden
CB11 4ER

Dear Sir / Madam

RE: Chelmer House, Tilty, Dunmow, CM6 2HW – Proposed single storey rear extension.

1.0 Please find enclosed the following documents for the householder planning application. The following documents have been submitted via the planning portal, ref: PP-12145612.

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|-----------------------|-------------------------------|
| Schedule of documents | |
| Drawing 01 | Location and Block Plans |
| Drawing 02 | Topographical Survey |
| Drawing 03 | Existing Floor Plans |
| Drawing 04 | Existing Elevations – 1 of 2 |
| Drawing 05 | Existing Elevations – 2 of 2 |
| Drawing 06 | Proposed Ground Floor Plan |
| Drawing 07 | Proposed Roof Plan |
| Drawing 08 | Proposed Front Elevation |
| Drawing 09 | Proposed North Side Elevation |
| Drawing 10 | Proposed Rear Elevation |
| Drawing 11 | Proposed South Side Elevation |
| Drawing 12 | Proposed Site Plan |
| Document | Application Form |

2.0 The applicant sees an opportunity to improve the flow of the existing ground floor layout by extending at the rear to create an open plan, modern kitchen and dining space, and a separate living/games room.

3.0 The rear of the existing dwelling provides views onto a stream and open fields however it is currently overgrown with low quality shrubs as demonstrated by the existing photos. The existing rear porch is unused and of a poor design which does not utilise the existing garden amenity of the dwelling. There is potential to restore the derelict amenity space and improve the comfort and resident’s enjoyment at home.



Rear of the dwelling



Rear amenity space of poor quality, overgrown shrubs



Open countryside views across the stream



Existing derelict rear porch from the first-floor window

- 4.0 The proposed rear extension seeks to improve the internal and external layouts, and adopts material finishes that are similar to the existing material palette with contemporary and simple detailing.
- 5.0 The proposal also introduces a side porch to improve the quality finish of the side access into the dwelling and provide a separate log store. The rural nature of the location has been considered throughout the design process where trees have been maintained where possible and a sedum flat roof is incorporated to create harmony with the new additions.
- 6.0 We trust the drawings and above information is acceptable however if you require any further information then please do not hesitate to contact us.



7.0 Furthermore if, once the information has been considered in detail by the planning officer, you feel there is anything that may prejudice the granting of permission then please contact us at your earliest convenience to discuss the matter before writing up your detailed report or determining the planning application.

Yours Faithfully



Alexandra Calugar

Undergraduate Architectural Assistant