

## Planning Statement

### 6 Falconer Avenue

The proposed development aims to elevate the dwelling to meet the needs of modern living. An open plan kitchen and dining area is balanced with the large lounge area, creating a well proportioned ground floor plan that sits well with the number of bedrooms and the general site.

Expansive views to the rear and embraced with large openings, which provides an attractive interior layout.

The current layout is awkward, with many internal walls breaking up rooms which in turn aren't usable, especially the dining area which is difficult to find suitable furniture for.

The exterior aesthetics provide variety to the monotony of the many red brick dwellings in the local area. While retaining brick on ground level, the proposal is inkeeping. The introduction of dark cladding on first floor level provides interest to the front elevation, while also complimenting the red brick.

In terms of volume, the proposal complies with Permitted Development. This shows that the proposed scheme is not of large scale, and will be subservient to the existing house. The majority of the development is on the rear elevation, which means that the streetscene is largely unchanged in relation to scale and volume.

The front of the house currently is unbalanced and awkward, with no clear route of entry as the front door is on the side elevation. A new porch is therefore proposed to give presence and balance.