

Design Statement

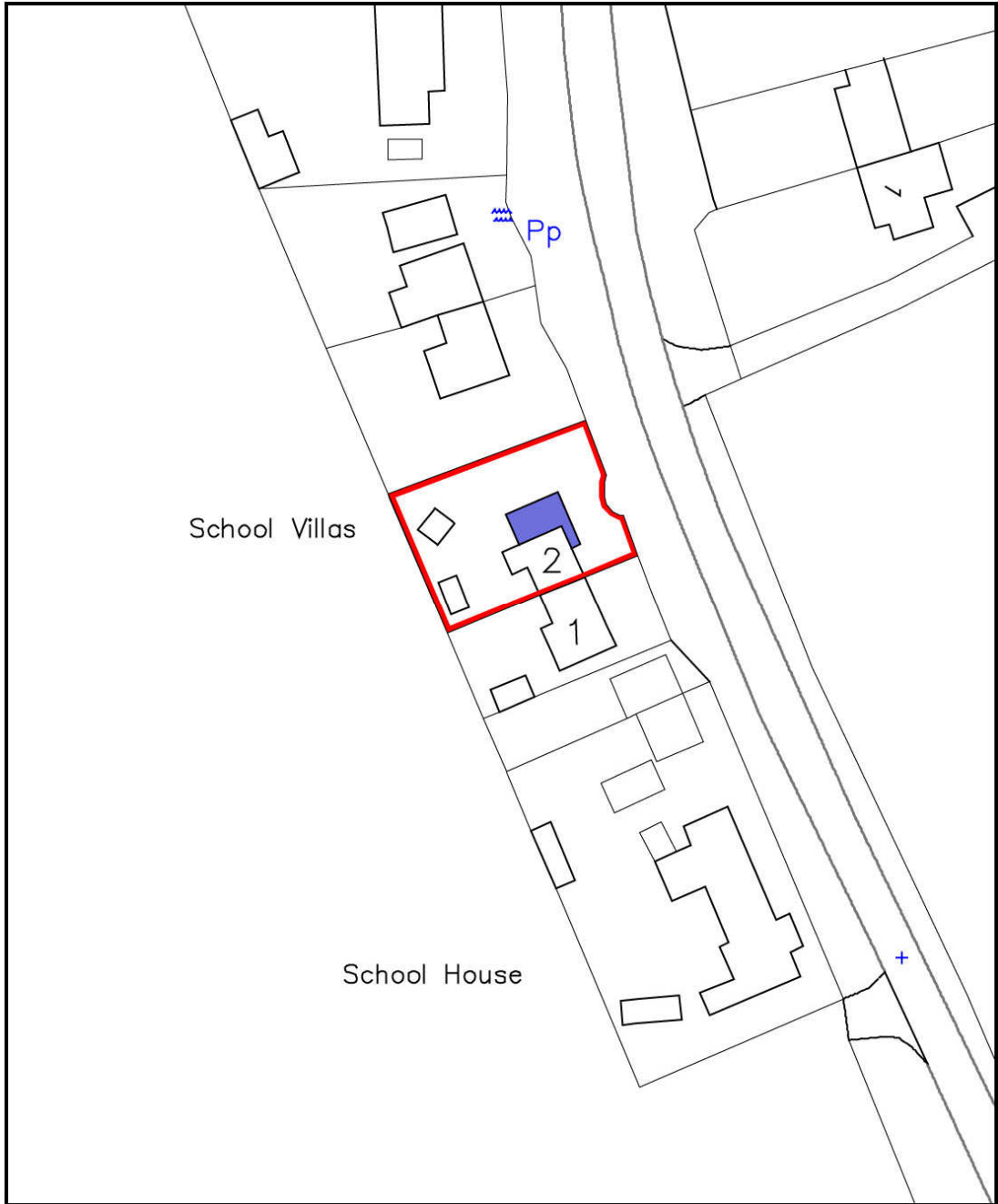
Proposed extensions to 2 School Villas Lindsell Essex CM6 3QH

August 2023

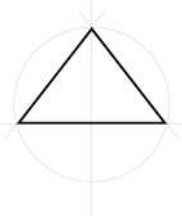
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Site Location & Ownership Plan



AMENDED DESIGN STATEMENT

This amended application has taken into account the reasons for the previous refusal, which was that the original proposal was considered too bulky especially the large box dormer to the rear slope which had a flat roof.

These objections have been dealt with in the new application, as follows :-

1. We have been able to remove the box dormer to rear completely by changing the access from the original bathroom from the rear to the centre of the flank.
2. The pitched roof has a hipped gable further reducing the bulk and appearance looking from the street.
3. The width of the extension has been decreased by around 1.0m so the internal width is only 4.0m overall.
4. The porch has been left open

The above alterations have significantly reduced the bulk of the extension; the dormer and flat roofing have been omitted from the earlier proposal.

The proposals now mirror the adjoining semi-detached house with similar roofline and size so gives a more uniform appearance to both properties. The proposals are also smaller than the extension being added to a similar property on the opposite side of the road.

It is considered that the proposal complies with relevant Development Plan Policies and is further supported by National Guidance.

We should be pleased if you would consider the proposal favourable & grant my clients planning permission.



Photographs - 2 & 3 School Villas



Photographs - Extension to similar property opposite