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JOB NR : 988

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**JOB TITLE : GREENWAYS MILL LANE TUNSTEAD
2 STOREY SIDE EXTENSION
INTERNAL ALTERATIONS**

PLANNING APPLICATION (REF PF / 22 / 1846)

Application withdrawn

The Application validated on 04 August was officially withdrawn on 16 December.

The Applicants have agreed to revise the design in accordance with the comments made by consultees whilst still achieving the accommodation required.

A new Application with a further fee and new reference has been submitted based on drawing Nrs 988 / 05 A, 10A.

Replacement design

The main issues raised to original design were over dominance and ‘ over glazing ‘ combined with queries over trees / hedges and ecological issue.

Over dominance

The proposed side extension does still have 2 floors but the overall massing is that of 1 ½ storeys where first floor is located within the roof space.

This results in the extension being very close to the existing ridge height and together with proposed porch and carefully selected materials blends in with existing without any over dominance.

Glazing

Regarding over glazing, the first floor gable glazing has been reduced and the following glazing areas confirm that in terms of the required CO2 emission report required at Building Regs stage the maximum areas are not exceeded.

Working to existing property

Deemed to be PD and not relevant.

Maximum permitted glazing

Proposed nett areas of extensions : 113 .00 sq m.

25 % of proposed extension areas. 28.25 sq m

Areas to be infilled : 7.26 sq m.

Maximum permitted glazing for extensions : $28.25 + 7.26 = 35.51$ sq m.
Proposed openings to extension for doors and windows : **31.55 sq m.**

Glazing within **3.955** sq m of maximum glazing and would not require CO2 emissions report.

Architectural design

The previous submission was lacking in any good architectural design and during the past 6 months a replacement design has been considered in great detail and is deemed to work well in terms of scale and suitable architectural style without excessive glazing.

Arboricultural Report

This was requested by Landscape Officer but

There are 2 small trees located towards east boundary comprising of T1 with 90 mm diameter and T2 with 180 mm diameter both at least 6 metres from extension with RPA at least 4 metres from proposed footprint.

The proposed garage is close to west boundary adjacent to a hedge but no work will need to be carried out to hedge in order for this to be constructed.

Tree T1 will be protected by fencing to BS5837 : 2012 during building works and tree T2 is beyond the area of the proposed site.

The hedge to east boundary to be protected by fencing to BS5837 2012.

Ecology Report

This has been requested by Landscape Officer

The existing dwelling and garage are in very good order and daily use and there is no evidence of wildlife within the roofs.

One small length of hedge is to be removed from gate to east boundary whilst the boundary hedges are to remain as existing.

A preliminary roost assessment has been organised and report is to be added to the Application information during the early stages.