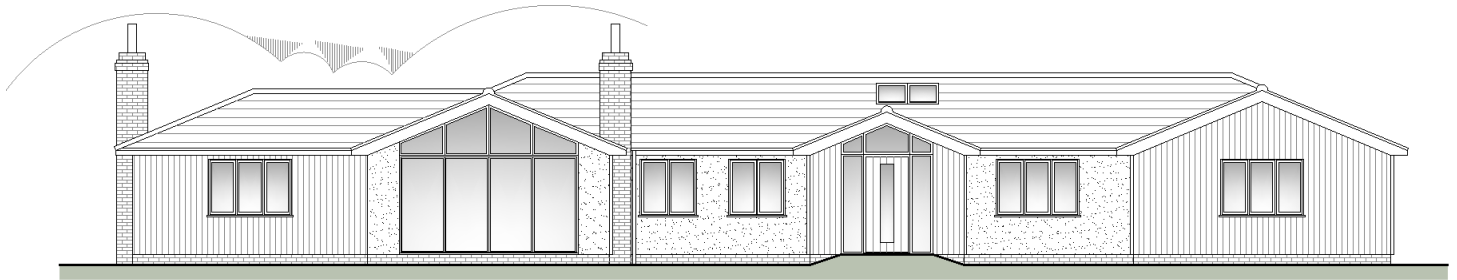


PLANNING STATEMENT



North West Elevation

**EXTENSIONS AND ALTERATIONS TO EXISTING DWELLING;
AND ERECTION OF DETACHED GARAGE
BROOKSIDE, DRINKSTONE**

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PLANNING STATEMENT

1. Introduction

1.1 This Statement accompanies a Householder Planning Application for extensions and alterations to an existing dwelling together with the erection of detached garage.

2. Appraisal

2.1 Context of the development

2.1.1 **Site** - Brookside is a detached single storey dwelling.

2.1.2 **Landscape context** - Established residential property and gardens.

2.2 Design principles and concepts

2.2.1 The following information sets out the concept behind the proposed scheme and design principles that have been applied to the following aspects of the development: -

2.2.2 **Concept** – The proposed extensions are designed to provide additional family accommodation whilst modernising the existing property. The proposed double garage allows for 2 car parking spaces, electric car charging point and storage for bicycles.

2.2.3 **Design principles** – The proposed extensions are designed as single storey extensions to the front and side of the existing property. The external finishes proposed are as submitted in the application.

3. The Proposal

3.1 **Amount** – Single storey extensions and a detached double garage.

3.2 **Layout** – Extensions located to the front and side of the property with the garage located to the West of the existing property.

3.2 **Scale** – Extension approx. 10.08m wide by 5.1m deep to infill front of property

3.3 **Landscaping** – Owners to be responsible for additional landscaping.

3.4 **Appearance** – To be modernised with render, vertical natural timber boarding and zinc to walls with a new slate roof covering to the existing and proposed roofs. Aluminium windows and doors in graphite grey throughout.

4. Access

4.1 All as existing with improved parking/turning area.