

**Supporting Statement**  
**for Householder Planning Application**  
**at 47 Westfield Close**

**Cross and Craig Associates - October 2023**

The proposal is for a front and rear existing to the existing 3 storey home, providing additional accessible bedroom and living spaces at ground floor, improved bedroom and bathroom spaces at first floor, and a usable version of an existing loft conversion at second floor.

This document provides additional information to inform the Local Authority as to why we believe the design steps taken are appropriate within its setting. Additionally, this document provides photos of the existing property at the time of application, to give sufficient context to help planning officers reach a decision.

Image 1 – Existing Front Photomontage



To the front, the existing house (right) is proposed to be modernised, changed from an unattractive frontage to something similar to the changes approved to the neighbouring house on the left. The proposal extends no further than the existing frontage, except for a small porch, with a footprint no greater than what would be allowed under permitted development. Parking is actually improved, with the existing ramp proposed to be demolished.

Image 2 – Existing Rear



To the rear, the proposal looks to improve ground floor living space, extending no further to the rear than would be allowed with prior approval, with no effect to the views from neighbouring properties, which have already been extended. The height will be no greater than existing, with weatherproofing details between first and ground floor remedied.