

## **Supporting statement**

This application is for the enlargement of an existing dormer at 106 Bridle Road Burton Joyce. This is a detached house which lies set back from the road in substantial plot. It lies within the Green Belt and is not in the Conservation Area.

It is a re-submission of 2023/0564 which was refused on the 8<sup>th</sup> September 2023.

The reasons given for refusal were:

*“The dormer window, by reason of its siting, size, scale, massing and design, would result in a dominant element on the front façade, out of keeping with the appearance of the dwelling and street scene”*

Neither the applicant nor the agent was contacted at all during the previous application despite the statement that the Borough Council had worked positively and proactively to try and overcome the problems.

With this re-submission, the applicant has taken on board the comments made about the size of the dormer extension. To that end, this re-submission shows a dormer which has only a modest increase in size from the existing. The windows are slightly smaller, and are longer.

It is a similar height to the existing dormer.

The balcony has been changed, and is now built into the roof slope, with a glass balustrade projecting no further than the eaves of the house.

The applicant is very willing to discuss the proposals further should there remain concerns about the proposals that can be overcome.

Haven Architecture Ltd  
Nov 2023.