

Statement and Description of the proposed development

This application is intended to supersede and replace a recent successful planning application. A Notice of Permission was issued on 23 October 2023, Reference 28759/004. That application was for a single storey extension to be built incorporating the garage and linking into the house. On consultation with builders it is now apparent that there will likely be problematic drainage issues. It is also proving to be an expensive and on reflection an inappropriate addition to the house.

As with the previous application the principal reason for this application is that we have a dependent adult who lives with us. This is a permanent situation. We need to create more 'own space' within the house to make communal living tenable.

Visually the new proposal should result in a more pleasing cohesive facade than the current structure. The extension will complement and balance the house which is currently bottom heavy, with the addition of two additional upstairs bedrooms and bathrooms. This proposal will be more consistent with other family housing now being refurbished in Kingswood Firs.

The extension will be directly above a single storied flat roofed area. It is proposed that the length be augmented by an additional 50cm cantilever at the rear only to maximise the internal floor space.

It is proposed that the extension should use the same materials as parts of the current house. The roof will have tiles to match the existing. The facing on the extension will be tongue and groove, either wood or composite to match dormers. Windows will match existing.

Planning Considerations

CP 27 The proposal should have no significant impact on the surrounding properties. The proposed alteration will essentially only be visible to a single neighbour and only from the bottom of their well wooded garden. It has no impact on neighbour privacy or light.

CP 29 The extension will not be visible from the public highway and so will have no design impact on the street. The plot is triangular in shape with a narrow 'point' fronting the street. The plot measures somewhere around half an acre and the house is set well back from the street.

CP 31 There is no impact on the safety and convenience of the public highway. We continue to use the existing driveway to access the property so there are no changes. There is currently comfortable parking for four or more cars on the driveway as well a garage and carport.