

Design Justification Statement

Detailed Planning Application

**Proposed Two Storey Extension to 25 Ross Avenue, Perth, PH11GZ,
for Ms Sarah Robertson and Mr Michael Hogg.**

Our Ref 09-23-001

We refer the reader to accompanying proposals contained within our drawings; AL(sk)001d, AE(sk)001c and AL(Site)002, which should be read in conjunction with corresponding Record Drawings.

The Two Storey Villa in question is typical of many relatively new / modern developments within Perth. Concrete tile roofing, White UPVC windows, White roughcast wall finishes, embellished with synthetic stone detailing and base courses are features that are in common with all properties within the immediate locality. Interest is added by a synthetic stone LHS façade and the dormer detailing and slightly steeper attic roof on the RHS of the dwelling when viewed from the front.

Unlike many of its neighbours, 25 Ross Avenue benefits from a generous 630sqm corner plot, enjoying good separation from adjacent houses, resulting in absolutely no daylight or privacy issues from either the existing house or the proposed extension. Arguably the plot itself is overlooked by properties to the North, though this is mitigated to an extent by the shared boundary wall. The latter will similarly mitigate the impact of the extension. The proposal does not increase the number of bedrooms or living spaces and therefore does not require additional parking. It is felt that the public sewer will cope with the addition of 1 No en-suite facility with absolutely no difficulty.

The proposals to be built at the rear of the property seek to replace a thermally inefficient conservatory on the ground floor and utilise the footprint to enlarge / form a new Master Bedroom Suite on the first floor. Being modest in footprint, 18.6sqm, and being some 1.1m lower at apex in height than the main roof ridge, the proposed extension is diminutive in nature and therefore submissive to the main property. Our clients desire to replicate all existing external finishes and colours, further removing any conflict with current planning legislation or existing visual amenity.

In this regard the proposal was felt to comply fully with the policies and guidance contained within NPF4 and as such, being uncontentious, not requiring or benefiting from a Pre-App Enquiry submission.

Accordingly, this proposal is respectfully submitted for consideration.

David Millward
Maple Leaf Architecture Ltd
for
Ms Sarah Robertson and Mr Michael Hogg

15/11/23