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**PLANNING STATEMENT**

2<sup>nd</sup> January 2024

## INTRODUCTION

This Planning Statement is in support of a Householder Planning Application for works to a non-listed building in a Conservation Area.

## THE APPLICATION

This application is for a single storey side extension and internal alterations to an existing property at April Cottage, Abbots Ann and includes the following:

Single storey side extension with parapet flat roof, new door and window.

Conversion of a part of the garage space to create a new utility including re-siting oil fired boiler and pressure cylinder. Re-hanging existing double garage doors in altered opening.

Making good to driveway and parking area.

## DESIGN

As indicated on the submitted drawings the single storey side extension is positioned and sized to create a porch to the existing back door and provide access to the new internal utility. The new doors and windows will match the existing and the walls will be rendered and coloured to match existing. Given the location it is practical to create a flat roof in lead with parapet walls and stone/concrete capping. This will sit comfortably in the internal corner created by the garage and the house and will not visually jar against the southern or western elevations.

The existing garage doors comprise a pair of semi-glazed side hung opening timber doors with single entry door either side. It is proposed to salvage the double garage doors and re-hang in an altered opening and retaining the existing jamb and head. This retains much of the character of the existing garage elevation to the main road.

## ACCESS

Vehicular and pedestrian access to the site is unaffected and parking spaces will be retained to comply with LPA standards.

Access within the property is improved by creating an internal door to the kitchen/dining area which is currently a door opening directly to the outside. Access to the garage is also improved by creating an internal route via the utility.

## HERITAGE STATEMENT

The proposed works are de-minimis and will not adversely affect the Conservation Area.