

Planning Department East
Somerset Council
Council Offices
Cannards Grave Road
SHEPTON MALLET
Somerset
BA4 5BT

105 Sheldon Drive
WELLS
Somerset
BA5 2HF

17 July 2023

Dear Planning Department

Re 2023/1081/CLP
105 Sheldon Drive WELLS Somerset BA5 2HF

105 Sheldon Drive is a two bedroomed (freehold) corner terraced house situated in a cul-de-sac at the end of the residential car parking area. The area is primarily residential.

Crime within 200 metres of BA5 2HF (May 2023)

- Anti-Social Behaviour 2 (on or near Spring Rise)
- Public Order 2 (on or near Spring Rise)
- Criminal Damage Arson 1 (on or near Sheldon Drive /Barley Close)
- Violent Crime 1 (on or near Spring Rise)

River Levels and Flood Alerts:

Nearby River Level Monitoring Stations:

- Wookey
- Fenney Castle Wookey
- Shepton Mallet
- Street

Nearby Flood Warning Area Alerts:

- River Sheppey South West

Pre-applications: None, other than current application.

The proposed extension will be well designed to take into consideration the relationship between building space and its functional needs. It will be to scale and layout appropriate to its local context.

It will not cause any or additional pollution to the environment nor impose any burdens on natural systems. There will be no requirement for additional water or sewage systems. There will be a requirement for 1 radiator and ceiling light. There will be no additional noise.

There will be no requirement for changes to residential parking, road network or access to the property.

Materials:

- Brick and block insulation
- PVC double glazing
- PVC guttering
- The proposed extension will be covered by a lightweight insulated roof tile structure
- 1 radiator
- Double electric sockets x 2
- Wood flooring
- Re-cycle patio slabs

We would take up the existing patio area to level out the footings to occupy the extension knocked through from the existing bay window and wall currently the outside wall of living area.

We would like to apply for lawful planning so we can extend our downstairs living area. We would like to enhance this area to open plan allowing us additional space for a dining area. It would also increase the natural light to create a more environmental green space and reduce heating costs. This would also make the most of our garden space maximising our connection to our outside surroundings.

With thanks

Shaun Baker

Maggie Toner-Baker