

This statement in support of the House Holders application for a garage conversion and a first floor side extension above and includes the following

Design and access
Photographs of property

Site Context

The application property is situated in a residential area of detached houses of similar styles. Rear gardens are of a large area with little overlooking. There are medium to large garden areas to the front of all properties and with off street parking. The site has a large parking area.

Planning History

There is no relevant planning history

Proposal/Design

The property is two storeys with an attached garage and has a pitched roof of traditional design. One of the garages has been converted in the past using Permitted Development Rights.

This proposal is to extend to the side and front over the garage to provide a larger master bedroom and an additional bedroom / study. The garage is to be converted into a larger playroom and utility area.

The proposal is similar to others approved in the vicinity

All materials used are to match existing.

There is no adverse impact on the adjoining properties as there is sufficient distance to private amenity space.

Access

All existing access, bin storage and cycle storage is unaffected by the proposal. There is sufficient parking for at least 5 cars

Flood Risk

The site is not in an area of flood risk.

Photographs



Rear of side extension to garage



Rear extension showing single storey to be built above and adjoining property



Front / side extension to be built over

2017 - Planning Support Statement
1 Vayre Close



Front elevation



Front / side elevation