

Our ref: MVFA-5644-240124-0402-gb

24<sup>th</sup> January 2024

Rutland County Council  
Planning Department / Planning Support  
Catmose  
Oakham  
Rutland  
LE15 6HP



Dear Sirs,

**Re: Alteration and Rear Single Storey Extension to 16 North Luffenham Road, South Luffenham, Rutland, LE15 8NP**

On behalf of my client, Mr & Mrs Russell, I have been requested to submit the following information regarding a small single storey extension to their dormer bungalow in South Luffenham.

1. Duly completed householder application form for Planning Permission for works of extension to a dwelling.
2. Completed certificate A confirming my clients land ownership.
3. A full set of drawn existing and proposed information for the proposed replacement structure;

5644.001A	Location Plan
5644.002A	Existing Site Plan
5644.003A	Existing Ground Floor Plans and Elevations
5644.004A	Proposed Site Plan
5644.005A	Proposed Ground Floor Plans and Elevations

4. Photo document of the existing property.
5. The application fee for the Householder application will be paid via the planning portal.

My clients seek planning consent for the small rear extension to form a utility room with shower / wc room off. The pitched roof in keeping with existing concrete tiled roof will run into the main roofline with the eaves line matching the existing.

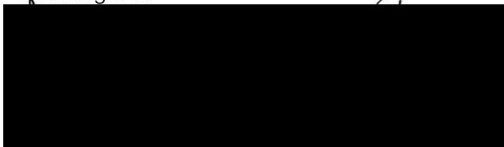
The proposed extension will be screened from all the surrounding properties either side and on Gatehouse Lane to the north by mature hedge lines which are only broken by the rear gate.

It is hoped that with this letter and attachments the authority have sufficient information to process and register the application.

Should the Authority require any further details or information please do not hesitate to contact me.

In the meantime, I look forward to receiving notification of the registration of this Householder application.

Kind regards



Malcolm Foulkes-Arnold