

**Planning Statement for the Two and Single Storey Rear Extension
to
15 Trent Drive Thornbury BS35 2XE**

Introduction

15 Trent Drive is a link detached three bedroomed house about 50 years old. The owners would like to extend it to provide a larger kitchen that would become a kitchen/family room. This extension would provide the base for a larger third bedroom with an ensuite.

The Proposal

It is unusual to have the opportunity to have a two storey rear extension in a row of houses but in this instance it seems as though it should be acceptable.

The house is linked to the neighbour at No14 by the single width garage but the wall that forms the side of No14 extends back beyond No15 and has no windows in it at all.

The extension proposed to No15 will be separated from No14 by the garage width and

neither the single nor double storey part extends beyond the back of No14.

The extension is well clear of No16 and in addition is alongside though separated from, their garage.

Materials

The intention is for the walls of the extension to be rendered as the house owners have it in mind to apply to render the rest of the house in due course.

The roof of the two storey part of the extension will be tiled to match the house, the single storey part will be flat roofed with lead coloured fibre glass or grey butyl rubber.

The windows and doors will match those on the rest of the house.

Porch

The front door at present has no shelter over it and so we have shown a simple flat roof as an extension to the garage roof just to provide some shelter.

Conclusion

The extensions should not effect any of the neighbouring houses and are appropriate to the house and its surroundings.

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