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Planning Statement
Proposed Single Storey Rear Extension
At
5 The Green, Kirklington, Newark, Nottinghamshire.

Planning Statement

Introduction.

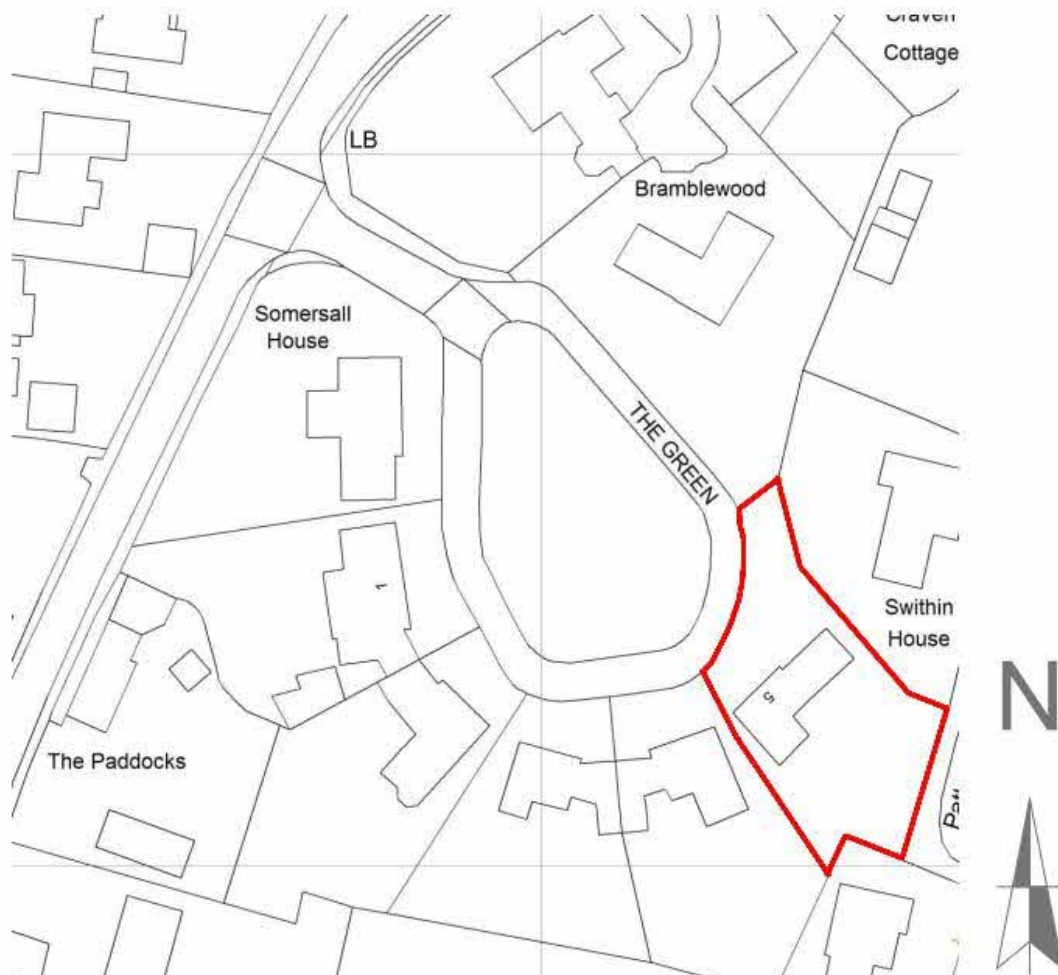
This report supplements our drawings for the extension at 5 The Green, Kirklington. Newark, Nottinghamshire.

Assessment

5 The Green is an existing residential dwelling located within the fringe of the conservation area of Kirklington.

The existing dwelling comprises of two storey brick-built construction with gardens to the front and rear.

The property is accessed off the Green via Southwell Road, Kirklington.



Site Location Plan

The local area comprises of traditional and modern styles of building with external materials comprising of brick, render, timber and cladding.

Design / Proposal.

Full planning permission is sought for a single storey rear extension of brick construction with a flat roof and glazed rooflight.



Proposed Rear Elevation

Landscaping.

The existing landscaping will generally remain the same with minor planting to the rear extension and patio area. The rear garden is large and can accommodate the extension without any great loss of private rear amenity space.

Appearance.

The extension will not be visible from any public view and is concealed by the existing building, site boundaries and vegetation.

The extension will be low level below the existing buildings gutter and roof line. Proposed glazed openings mimic the existing property to ensure the extension is “in-keeping”.

Conclusion.

For all the aforementioned, it is considered that the proposed development comprises of an acceptable design with consideration to the building and its construction fabric. Building materials will match the host dwelling.

The extension is very small scale and it is respectfully considered that the proposal and materials and design will fit well within the conservation area.

The proposed extension will have very little impact on the conservation area as the proposal will not be visible from any public area.