

31<sup>st</sup> January 2024

Planning Department  
North Northamptonshire Council,  
Cedar Drive,  
Thrapston,  
Northamptonshire,  
NN14 4LZ

Dear Sirs or Madam,

**Planning Application for Single Storey Front Porch Extension at 2 Ashridge Close, Rushden, Northants, NN10 9HS**

I am the agent acting on behalf of the applicant, the freehold owners of the above property.

Following the recent approval for a front extension at the above property (reference NE/23/01081/FUL), the owners have decided they would like to amend these approved plans with an amended porch layout.

Please therefore find enclosed herewith an amended application for a modest front extension to provide for an enlarged lounge to the current property, extending the line of the previous porch and side extension to create more interest in the principal façade.

Please find enclosed the following documents;

1. Site Location Plan
2. Block Plan for the property
3. Elevations and floor plans for the existing dwelling and proposed extension, including a 45 Degree angle assessment for the neighbouring property (as measured from the centre of the window). Please note there are no changes to the rear elevation or first floor floorplans.

The existing property is a semi-detached dwelling located on a large corner plot which has been extended in the past and recently gained planning permission to extend the single-storey front extension along the entire length of the property, and this has still not significantly reduced the outside space available on the plot, which still benefits from large front, rear and side gardens.

The intention of this proposed extension is to provide an enlarged lounge area by continuing the roof of the porch to boundary of the property and to provide a more interesting and visually appealing extension, by slightly extending the porch to create a gable end to break up the expanse of roof.

The proposed porch addition measures 2500mm wide and 1350mm projection, along with the already consented front extension that measures 3165mm wide, 3630mm tall where the roof meets the existing front wall of the dwelling and circa 2330mm to the eaves, with the projection matching the existing porch of 1310mm.

The extension also has no side windows proposed, it simply seeks to move the existing front window forwards by approximately 1.3m and the addition of the porch. The 45 Degree assessment has been



carried out and this extension, as shown on the attached plan, would still not have any impact on the neighbouring property (measured from the centre of the front ground floor window).

The extension will be constructed of materials to match the existing, with bricks, roof tiles and fascia and guttering all to match the current materials as best as possible.

The proposed porch is similar in nature to that on a neighbouring property on Arundel Court, as shown by the photograph below, with the porch projecting from the existing front extension.



I trust that this is acceptable and all in order, however please do not hesitate to contact me should you have any further queries.

Yours sincerely

