

Statement

The existing property is a semi-detached house located in a semi-rural location to the north of Forward Green

The property is bounded to each side by similar semi-detached houses. The property is bounded to the rear by open fields. The property to the front is bounded by Middlewood Way and beyond, open fields.

The rear of the property has a partially derelict single brick construction outbuilding used as a storage shed. This is detached from the rear of the main property. The existing dining room is formed from a cavity brickwork lean too extension to the rear of the main house and between the main house and rear outbuilding.

The existing front storm porch consist of a concrete flat roofed canopy supported on a brickwork and steel post construction.

The proposed plans involve the removal of the existing lean too outbuilding to the rear but maintaining structural support and weathertightness to the adjoining lean too within the neighbour's property. The plans also include the removal of the existing lean too Dining room extension. The plans also include the removal of the front elevation storm porch canopy and supporting structure.

The proposed extension will consist of a single storey, flat roofed Dining room extension commencing at the rear of the existing building to a point forward of the end of the outbuilding. This extension will be of cavity brickwork construction with brickwork parapet walls. The flat roof will include a roof lantern to afford natural light to the room below.

The new entrance porch will consist of a cavity brickwork construction with pitched and tiled roof over. This will match with the existing porch located to the adjacent property at 2 Middlewood Way.

The site is level with no vegetation to the rear garden. Open fields are located to the rear of the site with a small boundary fence installed. There is a small boundary hedge to the front elevation. This will be unaffected by any of the proposed works.

There will be no alterations or modifications to the access to the site.

This is a small extension to the front and rear of the property which matches the existing porch to the neighbour's property (front entrance porch). The rear Dining Room extension will provide additional floor area for the property yet be visually un-obtrusive in height and depth to the existing structures.

All materials to be used will be sympathetic to existing materials already used on site.

