



Householder Application supporting document.



Bungalow Extension and internal alterations
22 Cosby Road, Countesthorpe, Leicestershire,
LE8 5PD January 2024

The purpose of this statement is to set out the context for, and to explain the design principles behind, **planning application for the extension and internal alterations to 22 Cosby, Countesthorpe, LE8 5PD.**

The application site lies on Cosby Road, Countesthorpe village. The road itself is a mixture of residential dwellings with no clear style as many houses have alternated with extensions and external finishes.



This application is to make an existing extension longer with a new porch to make a larger entrance hall, the 2nd bedroom currently has a small dormer we are proposing to improve the head height and make the room more user friendly with a full height gable this will have a cladding finish to give a contrast in materials. To the rear of the property, we propose to change the two small roof lights to single dormer to match the two existing dormers and improving the escape access. The snug area window will become a Bi-fold door to improve access to the garden.

Overall, it is reasonable to conclude that the proposal is acceptable in terms of: use; amount; layout; appearance; landscaping; scale; and access.

This proposal is seeking, Planning permission **for the extension and internal alterations to 22 Cosby, Countesthorpe, LE8 5PD.**

The scheme is considered to be in keeping with its surroundings house extensions already carried out along the road and would be a more aesthetically pleasing to the public.

The proposal generally accords with all relevant national planning and Development Plan policies.

Accordingly, it is considered that it should be **granted approval.**

Proposed changes have been highlighted in grey and blue.

