

PROPOSED ALTERATIONS TO  
34 SHERWOOD PLACE, BONNYRIGG

SUPPORTING STATEMENT

March 2024

## 1.0 SITE INTRODUCTION

- 1.1 This document has been prepared to accompany the resubmitted application for planning consent for a proposed single storey garage, alterations to existing rear extension & proposed rooflights to serve proposed attic conversion at 34 Sherwood Place, Bonnyrigg.
- 1.2 This report covers the following;
- Existing
  - Site History
  - Proposals
- 1.3 The plans and other details which accompany this application are:
- 2205-PL101-Existing Site Plan
  - 2205-PL102-Existing Ground Floor Plan & Roof Plan
  - 2205-PL103-Existing Elevations
  - 2205-PL201-Proposed Site Plan
  - 2205-PL202-Proposed Ground Floor Plan & Roof Plan
  - 2205-PL203-Proposed Elevations

## 2.0 EXISTING

- 2.1 The property is located within a post war housing development situated to the south-east of Bonnyrigg and District Community Council. The site is accessed by vehicle from Cockpen Road (B704). To the rear (North) is St Cyr Park.
- 2.2 The property is semi-detached and is finished externally in drydash render with a fyfestone panel at the front and a slate roof to reflect the surrounding buildings built as part of the development. To the rear is an existing single storey sunroom extension. To the side is a flat roofed single garage and an outbuilding in the rear garden.

## 3.0 SITE HISTORY

- 3.1 Ref. No: 23/00810/DPP: Extensions to dwellinghouse and associated works. Refused 23 February 2024

## 4.0 PROPOSALS

- 4.1 The proposals are to erect a double garage, single-storey rear extension and inline rooflights to attic conversion. The proposed garage will replace the existing garage which is located to the side (south) of the property. The proposed rear extension will replace an existing single-storey sunroom extension.
- 4.2 The proposed garage and rear extension are designed to have same materials as the existing property, i.e. dry-dash roughcast finish to exterior walls & natural slate to pitched roof coverings.
- 4.3 My client has been bequeathed the property due to a bereavement which has allowed him to enter the property market. This also maintains continuity of family ownership, which is a comfort to the immediate neighbours.
- 4.4 The purpose of the garage is to provide safe off-street parking for my client's work van, which would otherwise be parked on-street outside the property.
- 4.5 To respond to reason 1 of the refused application, the scale of the garage extension has been reduced in depth by 800mm and in height by 196mm. The original intention to provide direct access to the garage from within the main house has been removed.
- 4.6 To respond to reason 2 of the refused application, and to soften the appearance of the proposed garage and reduce visual impact, the roof has been amended to a hipped end. It is still felt that retaining the pitched roof is of benefit as it reflects pitched roofs to surrounding properties. Note that second-hand slates are proposed in stark contrast to concrete interlocking tiles mostly found on extensions within the area. In addition, a window and door have been added to break up the facade. Within the front garden, the existing hedge is proposed to be extended and a new tree planted in the front garden.
- 4.7 To respond to reason 3 of the refused application, the position of the garage has moved eastwards closer to the front of the property, but still set back from the front facade by 100mm. This allows a single parking space to be incorporated to the west side of the garage.
- 4.8 The garage still protrudes beyond the face of neighbouring property at No. 36 however this has been reduced significantly by 800mm and it is proposed to protrude by 935mm. The front of the garage is now set back from the pavement by 1517mm

- 4.9 In relation to policy 1 of NPF4: local subcontractors & suppliers will be used where required; local suppliers will be used where possible; materials will be reused on site.
- 4.10 Both extensions will be insulated; and bird nesting boxes will be incorporated into the structure.