1.0 PLANNING BACKGROUND

1.1 Application Ref. 2013/62/91289/W was granted approval 18th June 2013

1.2 Non material amendment Ref. 2014/NMA/90069/W was granted approval 13th Feburary 2014

2.0 ACCESS STATEMENT

2.1 This application will not impact on access parking and manoeuvring on site

3.0 DESIGN STATEMENT

3.1 **Context;**

The site is located on the edge of the Milnsbridge conservation area

3.2 **Amount;**

This application seeks approval for the construction of a single storey extension.

3.3 **Scale;**

The application proposes a single storey extension, which will be compatible in scale with existing building.

3.4 **Landscape;**

This application will not impact on landscaping treatments.

3.6 **Appearance;**

The use of an existing pallet of materails will ensure the extension will integrate with the surrounding properties.

3.7 **Policy;**

The proposed works outlined in this application will not have a significant effect upon the setting of the Milnsbridge Conservation Area and therefore complies with policy BE5 of the UDP and paragraph 138 of the NPPF.