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Planning Statement and justification for deviation from the SPD Document
For Domestic two storey extensions for
Proposed Planning Application for
Two storey extension at
5 Pastures Lane
Golcar
HD7 4QG

Design

The design shown respects and takes on board the local built environment and street scene , taking particular note to the design of similar two storey extension recently approved and constructed on neighbouring properties.

This application differs slightly from similar applications in so much as it is at right angles to the access road on a well proportioned plot with a detached separate garage and parking .This allows the construction of a two storey extension maintaining ample garden space and a gap of over 5.0 m to the existing garden boundary fence

First floor windows have been avoided to the new side elevation maintaining privacy to neighbours properties and amenity space .

A ground floor window to the proposed kitchen is shown however privacy to neighbouring properties in maintained by the existing boundary fencing.

The design has been done so as to make the extension subservient in view to the host property by dropping the front eaves level , the introduction of a small front dormer and the dropping of the ridge height.

This deviates from the advice within the SPD document in so much as the proposals does not set back from the front elevation of the main building line allowing more space within the proposed study space.

The proposals do however reflect the design principal adopted on the three local neighbouring two storey extensions all of which are built to the front main building line

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