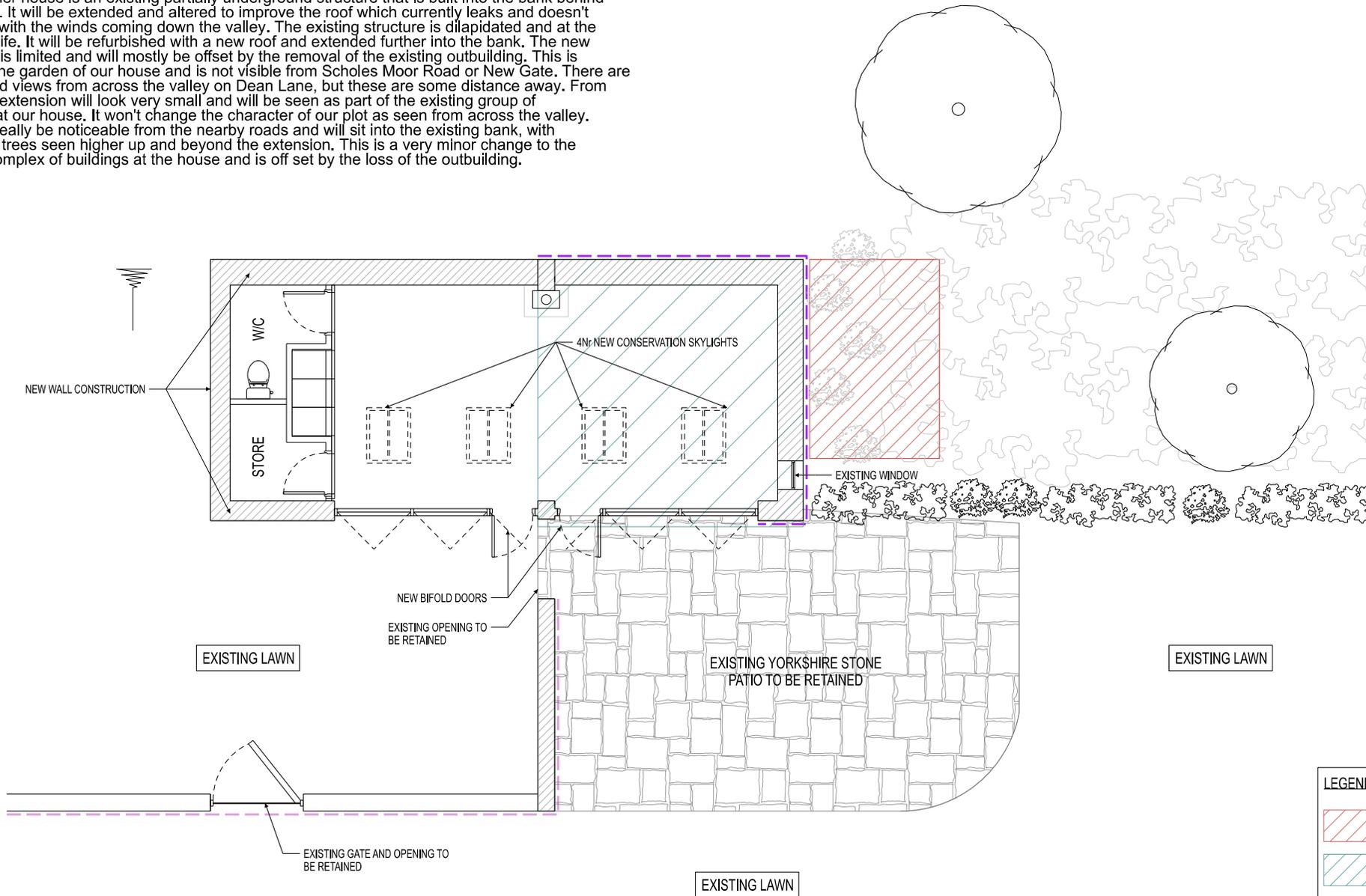




Executive Summary:

The summer house is an existing partially underground structure that is built into the bank behind our house. It will be extended and altered to improve the roof which currently leaks and doesn't cope well with the winds coming down the valley. The existing structure is dilapidated and at the end of its life. It will be refurbished with a new roof and extended further into the bank. The new extension is limited and will mostly be offset by the removal of the existing outbuilding. This is all within the garden of our house and is not visible from Scholes Moor Road or New Gate. There are very limited views from across the valley on Dean Lane, but these are some distance away. From there, the extension will look very small and will be seen as part of the existing group of buildings at our house. It won't change the character of our plot as seen from across the valley. It will not really be noticeable from the nearby roads and will sit into the existing bank, with grass and trees seen higher up and beyond the extension. This is a very minor change to the existing complex of buildings at the house and is off set by the loss of the outbuilding.



**LEGEND:**

- LOCATION OF EXISTING OUTBUILDING
- EXISTING FOOTPRINT OF SUMMER HOUSE
- EXISTING WALLS TO BE RETAINED
- EXISTING STONE WALL TO BE RETAINED

