



30 Hillside Road

Planning Statement

March- 2022

Purpose of this document:

The purpose of this statement is to list property history and what measures are taken to answer all council's concerns.

Planning History:

Application Ref: 33702/APP/2020/4204 - Application refused

Single storey front/side/rear extension, conversion of garage to habitable use and conversion of roof space to habitable use to include a front dormer, 9 x side rooflights and part conversion of roof from hip to gable end

Appeal Ref: APP/R5510/D/21/3272704 - Appeal dismissed

The case officer did not object about the dimensions or size proposed for the ground floor extension as it will not have any immediate impact into neighbouring properties.

Measures taken from Appeal & Delegated report to meet council's requests (which are listed in the design & access statement as well).

The main concern from the council was the mass added to the existing property and how the gable roof of the loft will change the character of the house. We came up with a new design taking on board all councils notes from the appeal. Measures taken:

- No gable end loft.
- The proposed scheme reduced the size and mass of the extension more than half of what been proposed in application REF **33702/APP/2020/4204**.
- The side extension is reduced to meet the wall of the original building and not wrapping around it.
- The front elevation is designed carefully to keep the character of the house and to blend with the existing.
- The overall development is modest and in keeping with the character of the area and neighbouring