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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Planning Statement

**To accompany a planning application
For the
“Erection of a ground floor rear extension”**

**LAND AT
41 Tollgate Drive
UB4 0NP**

**BY
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The Site

1. The Property is located at 41 Tollgate Drive, UB4 0NP.
2. Tollgate Drive runs alongside the canal with the front of the houses facing the canal and the rear gardens at the rear.
3. The property is a three-storey three-bedroom terraced house with the kitchen and living area situated at first floor level.
4. The properties on either side of the No.41 enjoy rear ground floor extensions with sloping roofs. Below is a picture of the rear of the property.
5. The property is not a listed building nor is it within a conservation area.

The Proposal

6. This application seeks permission for the erection a ground floor extension at No.41 which will in fact act as an infill between the extension o either side.
7. Given the extensions on either side, the extension will have no effect on neighbouring amenity.
8. The extension will provide for an additional bedroom at ground floor level. The internal layout will be slightly rearranged.

Conclusion

9. In conclusion, in addition to the important additional living space that will be provided through the proposal, it is considered that that the proposal will not have any detrimental effect on the street scene.

