

Planning Statement

Flat 66a currently comprises a small single storey studio flat measuring only 17 sq m. The application seeks planning permission to construct a first floor extension over the flat to provide a separate bedroom and shower room at first floor, with the remaining ground floor to become a kitchen / lounge.

The proposed extension would substantially improve the standard of accommodation for the occupiers of the flat. In addition, the extension would be of a modest size and scale, with a ridge height which would be set down from the main ridge line and would appear subservient to the existing two storey building against which it would adjoin. A sufficient space would also be retained to the adjacent two storey building on the other side of the building, so that the extension would not appear cramped or result in the visual coalescence of built form. The extension would be of no harm to the residential amenities of any neighbouring property and would be of no harm to the character or appearance of the existing building, the street scene or the area in general.

For the above reasons, it is requested that planning permission is granted at the earliest opportunity.