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Job reference: 2023 enquiry 17
Address: **2 storey side extension at
No32 Pine Hall Drive, Barnsley**
Date: 10-3-2023
Extra notes: **Design and access report with planning statement
proposed 2 storey side extension**



Design statement

The design statement is prepared in accordance with the CABI's publication 'design and access statements – how to write, read and use them' (2006) headings.

Introduction

Jade3 has been asked by client Mr Jaz Singh to advise on a **Household planning** application for a 2 storey side extension adjacent to the main semi-detached house at no32 Pine Hall Drive, Barnsley. It is a small 2 bedroom semi-detached property but with large rear and side garden corner plot and deserves a large 2 storey side

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extension for their family. There is open fields at the side and the rear and therefore will not impact on the adjacent neighbouring properties.

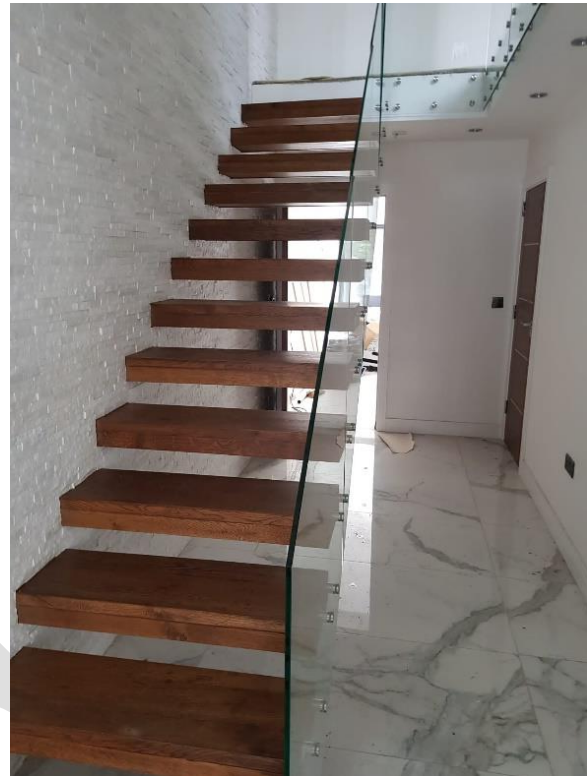
THE APPLICATION SITE

The surrounding properties have a mixture of styles and shapes which nothing seemed to set any design precedents apart from using tiles for roof and bricks for walls. On entering the existing main entrance is directly into a small hall with the kitchen area on the right and lounge at the rear with a sun room conservatory. A stair leading up to the first floor with 2no bedrooms and bathroom. This semi-detached property is very small for today's rural living ethos.

Therefore the objective is to work a practical design solution in order to achieve additional accommodation on the side extension to meet with our client's requirements. Since the plot is large and the existing internal layout is not ideal, it is proposed that the internal layout be re-modelled in order to create a holistic 2 storey side extension. The design concept is to maximise natural daylight and hence large full height floor to ceiling sliding patio glazing doors. Open planned living ethos with the existing stair relocated centrally and a large open planned kitchen with island breakfast bar leading onto the dining and sun room. A guest lounge is proposed on the left hand side and a family lounge at the rear with full height sliding patio doors, taking advantage of natural daylight and brings inside out and vice versa.

The large master bedroom is located on the first floor with ensuite and Juliet balcony with panoramic views of the open fields and beyond. It is also intended to leave the existing side brick wall exposed internally and giving it a rustic feel.

The vision is to replicate and enhance and matching the existing architecture. Basically to respect the existing roof ridge height, scale and massing and the 2 storey side extension replicating the host property and its surrounding. The new stair is reconfigure as a part floating stair with glass balustrades to give it an open planned light and airy feel.



Example of a floating feature stairs

National Policies and Guidance

National planning policy (NPPF) published February 2019,

- ☐ **chapter 2-** achieving sustainable development
- ☐ **Chapter 3 –** Plan making
- ☐ **Chapter 4 –** decision making
- ☐ **Chapter 9-** Promoting sustainable transport
- ☐ **Chapter 11-** Making effective use of land
- ☐ **Chapter 12 –** achieving well designed places
- ☐ **Chapter 15-** Conserving and enhancing the natural environment

Assessment

The following matters are considered in the assessment below –

- 1) Principle of development
- 2) Impact on visual amenity
- 3) Impact on residential amenity

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- 4) Impact on highway safety
- 5) Other matters
- 6) Conclusion

1 – Principle of development Sustainable Development

NPPF chapter 2 Paragraph 7-14 and LP1 outlined a presumption in favour of sustainable development. NPPF Chapter 2, Paragraph 7 identifies the dimensions of sustainable development as economic, social and environmental (which includes design considerations). It states that these facets are mutually dependent and should not be undertaken in isolation, ie NPPF Chapter 2, Paragraph 8. The dimensions of sustainable development will be considered throughout the proposal.

1.2 – Land allocation

All these considerations are addressed in this assessment and consideration given to the adopted local plan.

2 – Impact on visual amenity

The overall side 2 storey side extension does not cause any over bearing or over-looking issues to the surrounding neighbours since it has a large side and rear garden. The massing creates a visually attractive 2 storey side extension which is in keeping with the original architecture and also providing the necessary accommodation for our client's family needs.

Therefore the 2 storey side extension adds to the local distinctiveness and its local identity. The principle of a 2 storey side extension on this large corner generous garden plot is considered acceptable and would not have any significant harm being caused to the visual amenity of the area. The proposal would therefore meet with NPPF Chapter 12 paragraphs 124-132.

3 – Impact on residential amenity

Nevertheless, given the large size of this corner garden plot it is not considered that the visual or physical impact would significantly detract from the amenity of both adjacent and rear or opposite occupiers. The overall 2 storey side extension is still at a considerable distance away from the immediate neighbour and respects privacy.

The proposal is not anticipated to cause or result in any material harm to the amenity of nearby dwellings, including the original host property. Having completed the extension, there are still adequate garden left for the family to enjoy. Moreover there is also a small patio terraced at the rear which also forms part of the amenity

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space. There is a slight slope down from the road to the rear garden and a mini retaining wall would be needed for the new driveway forecourt with dropped kerb to suit. Furthermore future residents are anticipated to have an acceptable amenity standard. The proposal is considered to be in compliance with Policy and NPPF Chapter 11, Paragraph 117.

4 – Impact on highway safety

The site can accommodate 3no car parking space or more at the front and side of the existing dwelling. The existing parking arrangement is not affected and also does not cause any highways impact since its at the end of a cul de sac where traffic is considerably less. The proposal is concluded not to be detrimental to highway safety or efficiency, and is deemed to comply with Policy and NPPF chapter 9, paragraphs 102 and 103.

5 – Other matters

5.1 – The provision of housing at a time of shortage

Taking the above into account, the existing building with the provision of only 2no small bedrooms and inadequate facilities on the ground floor is not large enough for today's living standards. Moreover during the pandemic, governments have encouraged residents to be working from home wherever possible.

Therefore this 2 storey side extension will provide additional accommodation for our client's family and will add to the housing shortfall in the district and the extension does not outweigh the visual harm as identified elsewhere in this assessment. This additional accommodation would provide a new HOME for our client.

5.2 – Air quality

In accordance with Policy protection and improvement of local air quality, it is considered reasonable and necessary that the proposed 2 storey side extension can have photovoltaic solar panels installed (or retrospectively fitted subject to funding availabilities) on the south facing aspect of the roof.

This 2 storey side extension also has an electric vehicle charging point (EVCP). This would also comply with Policy. The purpose of this is to promote modes of transport with low impact on air quality which our clients are keen to endorse. .

Electric Vehicle Charging Points

A dedicated electric facility will be provided externally on the side facade of the new 2 storey side extension outside the driveway for charging electric vehicles and other

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ultra-low emission vehicles to meet the following minimum standard for numbers and power output:-

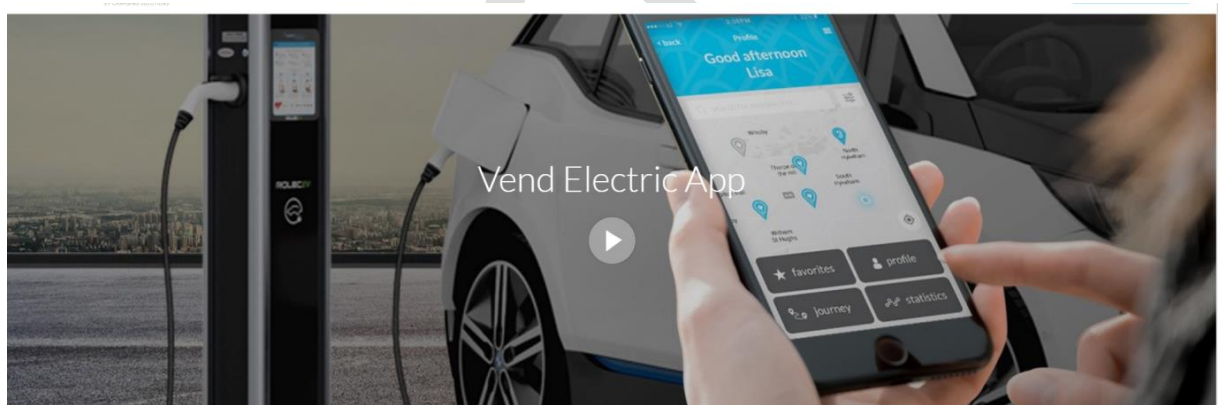
□ A Standard electric vehicle charging point which is capable of providing a continuous supply of at least 16A (3.5kW). **A 32A (7kW) is preferable and however more likely to be future proof and is being proposed.**

□ Standard charging points for single residential properties that meet the requirements specified in the latest version of “*Minimum technical specification - Electric Vehicle Home charge Scheme (EVHS)*” by the Office for Low Emission Vehicles. Basically, charging points that provide Mode 3 charging with a continuous output of at least 16A (3.5kW) and have Type 2 sockets .

□ The electrical supply of the final installation should allow the charging equipment to operate at full rated capacity.

□ The installation must comply with all applicable electrical requirements in force at the time of installation.

Our client wants to promote a green sustainable means of transportation and has electric vehicles. See website link <https://vendelectric.com/>



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32A (7kW) is however more likely to be future-proof and is proposed.



Electric Vehicle charging point

Planning statement

The proposal for the 2 storey side extension assist to complete as a new home to meet with the following **Barnsley Local Plan Policies**

The land is unallocated. The 2 storey side extension proposal is considered to provide a good design and contribution towards the place shaping and enhance the visual qualities of the original host building and surrounding area and outweighs the visual harm of the character and setting of the area.

The building materials specified matches the existing aesthetics and will be visually consistent on frontage with brick wall and tiling and meets with the aspirations of the local and national policies and also meeting with our clients brief and requirements.

The National Planning Policy Framework:

The National Planning Policy Framework is now a material planning consideration on any development proposal.

NPPF Chapter 2- Achieving sustainable development

The Framework highlights the fact that the purpose of the planning system is to contribute to the achievement of sustainable development and that there is a presumption in favour of sustainable development which can deliver:-

i) Planning for prosperity (an economic role) - by ensuring that sufficient land of the right type and in the right places is available to allow growth and innovation;

As explained earlier, the existing host property is small for our current client's family needs and also the garden at the rear and side is inefficiently utilised. Therefore this 2 storey side extension proposal will assist and promote a different kind of economic role.

Therefore it is essential that this fresh use is supported positively as it is being creatively designed. This will continue to allow growth and innovation and also assist its neighbourhood to be tidy. This new facelift home would promote the economic role.

ii) Planning for people (a social role) - by promotion of strong, vibrant and healthy communities by providing an increase supply of housing to meet the needs of present and future generations and by creating a good quality built environment with accessible local services;

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When a fresh use is established, it will assist to promote a strong, vibrant and healthy local community as promoted by the social role and will certainly be more acceptable and since the original host building does not provide adequate accommodation for their immediate family.

This one off home 2 storey side extension will promote strong, vibrant and healthy communities with a unique character and setting that the property deserves but most importantly provides a need that no other land can perform. This 2 storey side extension proposal would be visually linked to the original host building and respects the surroundings so that the architecture remains and complements the host property but the remaining new façade is expressed in a modern, contemporary and cosmopolitan manner with a lot of glazing and hence promoting the social role.

iii) Planning for places (an environmental role) - by protecting and enhancing the natural, built and historic environment, adapting to climate change including moving to a low carbon economy.

The 2 storey side extension will protect and enhance its natural, built environment adapting to green sustainability design and energy approach. The building materials will be sourced locally where possible. Using local skilled labours will also allow to develop continued skills otherwise might be lost.

The building merchants will also benefit and boost economy from this 2 storey side extension development. Photovoltaics solar and thermal panels are proposed on the extension of the host building new pitched roof as it would be promoting green sustainable design approach.

As such the NPPF suggests local planning authorities should approve (re)development proposal that accord with statutory plans without delay. We believe that this proposal accord with the aspirations of the NPPF and therefore we seek your considerations and support the benefit which outweighs any potential harm to the area. This proposed new extension will create a HOME and will promote the environmental role.

NPPF Chapter 3. Plan-making

15. The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.

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As you can see, there is an immediate need for this home facelift. Its location is ideal since it is close to local shops where a quick stop over for groceries is essential but also adequately far enough to retain the various privacies.

16. Plans should:

- a) be prepared with the objective of contributing to the achievement of sustainable development;*
- b) be prepared positively, in a way that is aspirational but deliverable;*
- c) be shaped by early, proportionate and effective engagement between planmakers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;*
- d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;*
- e) be accessible through the use of digital tools to assist public involvement and policy presentation; and*
- f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).*

All noted.

NPPF Chapter 4. Decision-making

38. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

All noted.

NPPF Chapter9. Promoting sustainable transport

102. Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) the potential impacts of development on transport networks can be addressed;*
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;*
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;*
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and*

e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

The site is adequately large enough to accommodate car parking within its own site demise and is unaffected by the 2 storey side extension.

103. The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

The land is located within a sustainable location where it is a walkable distance to the local shops.

NPPF Chapter 12. Achieving well-designed places

124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

The existing host building architecture is typical of the area and era and the 2 storey side extension replicated and enhanced the existing aesthetics and continued the same theme but expressed in a modern and contemporary manner with more glazing to enhance natural daylight. All this additional extension is considered to be good design.

125. Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

126. To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a

consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.

127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

128. Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

129. Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for Life⁴⁷. These are of most benefit if used as early as possible in the evolution of

schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.

130. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

132. The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

All noted.

Chapter 15. Conserving and enhancing the natural environment

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*

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d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

171. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework⁵³; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads⁵⁴. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development⁵⁵ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

173. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the

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importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

All noted. However the proposal does not affect visual impact to the area and hence assist to conserve and enhance the natural environment.

Excerpts of Barnsley Local Plan adopted 2019

Policy SD1 Presumption in favour of Sustainable Development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Based on the proposal, our client would welcome to proactively engage in any discussion to improve the proposal where possible, but the proposal have contributed towards the economic, social and environmental aspect.

Policy GD1 General Development

Proposals for development will be approved if:

- *There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;*

The proposal sits within a large corner plot and is carefully designed to avoid any adverse effect on the living conditions and residential amenities of the immediate or opposite neighbours or future residents.

- *They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;*

The proposal is sympathetically designed and will not prejudice the current or future use of neighbouring land.

- *They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;*

The extension does not adversely affect the wider area visually.

- *They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;*

The corner plot will be landscaped to suit and improves the attractiveness of the cul de sac..

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- *Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated; Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;*

The vehicular is off Pine Hall Drive and additional drop kerb will be provided.

- *Any drains, culverts and other surface water bodies that may cross the site are considered; Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;*

All noted

- *Any pylons are considered in the layout; and Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.*

Not applicable.

Policy D1 High Quality Design and Place Making Design Principles:

Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including: Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features; Views and vistas to key buildings, landmarks, skylines and gateways; and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

The proposed design is considered to be of high quality and creates the distinctiveness and character of the locality. It enhanced the panoramic views of the rear field and harness the natural daylight with large glass sliders and juliet balcony..

Through its layout and design development should:

- *Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;*
- *Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;*
- *Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;*
- *Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;*
- *Provide clear and obvious connections to the surrounding street and pedestrian network;*

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- *Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;*
- *Promote safe, secure environments and access routes with priority for pedestrians and cyclists;*
- *Create clear distinctions between public and private spaces;*
- *Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;*
- *Make the best use of high quality materials; Include a comprehensive and high quality scheme for hard and soft landscaping; and*
- *Provide high quality public realm.*

In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.

All noted.

Site area

The site area overall is **circa 330 sqm.**

Existing amount

Ground floor	35sqm nett
first floor	29sqm nett
Total	64sqm nett Internal

Proposed new amount

Ground floor	37sqm nett
first floor	37sqm nett
Total	74sqm nett Internal

However, based on the above calculations, 74sqm extra 2 storey side extension of accommodation have been achieved. This size of new accommodation is considered to be appropriate for the size of the generous corner plot. The existing semi-detached is too small for today's rural living standards for our client's family. The side extension will create a better large family home for our clients.

Access statement

This access statement has been produced following the guidance provided in CABE's publication 'Design and Access Statements – How to write, read and use them' (2006).

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Access

On entering the plot is the same as before and the site vehicular access into a widened driveway forecourt with dropped kerb to suit. The ground floor access is via a step externally onto the new main entrance located central to the building. The new ground floor is levelled with the existing ground level and a few steps will be needed to ensure access can be maintained into the adjacent host building. The access throughout the ground floor is level and a new feature stair providing access to the first floor.

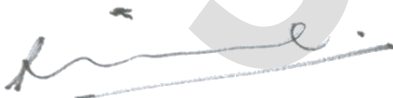
The side access to the rear from the sun room remained the same. The refuse and recycle are kept at the front area and are visually screened by timber enclosure. The access into the rear garden has been provided via full height sliding patio doors.

CONCLUSION

This site offers the opportunity to meet the growth in demand for local housing stock within the district. The proposed 2 storey side extension sit in a predominantly residential area. The proposal does not cause any visual harm to the immediate neighbours. The side and rear has a large garden and the proposal does not cause any over-looking issues either onto the neighbours. The proposal is sustainable with good design, provide regeneration and local employment and accords with the Barnsley Local Development Plan Policies and the National Planning Policy Framework which should be approved without delay.

However, should additional information or justification are required, than allow the opportunity for our clients or Jade3 to supply them as a positive outcome is necessary to ascertain a way forward. Our clients are keen to progress with the building works as soon as practical so that they have a new **HOME** to cater for their immediate family needs.

Yours faithfully



Michael Chow BA Arch, Dip Arch, ARB
Managing and Concept Director
Chartered Architect and Urban Masterplanner
for and on behalf of Jade3 Architecture Limited