

Re Proposed Extension 10, Applehaigh Grove, Royston

Further to discussions with my client, we have omitted the rear access stair to the first floor and therefore the proposed extension is within the footprint of the original house & garage.

Following consultation of the supplementary planning document on house extensions, we note the following:-

2 General Principles

- 1, We consider the scale and design harmonises with the existing house
- 2, The extension creates no overlooking of amenity areas of adjacent properties and you have confirmed that there have been no objections from any of the neighbours consulted.
- 3, The houses in Applehaigh Grove are all individual designs and therefore, we do not consider that the character of the street scene is adversely affected. Again you have confirmed that no objections have been received adjacent residents.
- 4, The proposals do not interfere with highway safety.

5 Design Principles

Building Form

The extension is smaller than the existing house and the roof line is contiguous with the lower section of the two storey section.

As the extension is over the existing single storey section it is neither practical or desirable to introduce a set back.

The extension does not radically alter the shape of the house.

The roof style, pitch & detailing will match those on the existing building

Materials will match the existing building. Both bricks & roof tiles are currently available and the new brickwork will be toothed to the existing.

With the exception of the feature balcony doors & windows all other windows follow the form of the existing house.

6 Layout Principles

There are no overlooking issues with the new extension. No objections from neighbours have been received

There are no overshadowing issues

Garden space – The extension occupies the same footprint as the existing house

Parking – the existing parking arrangements are maintained and the extension has no effect on highway safety.

7 Detailed guidance on types of extensions & alterations

There are no overshadowing or loss of privacy and outlook issues

The extension has a pitched roof. As noted earlier it is not practical to form a set back at first floor level.

Please also note that my client has an elderly mother who currently lives alone. The extension will allow my client to accommodate his mother in the near future when she is unable to manage on her own