

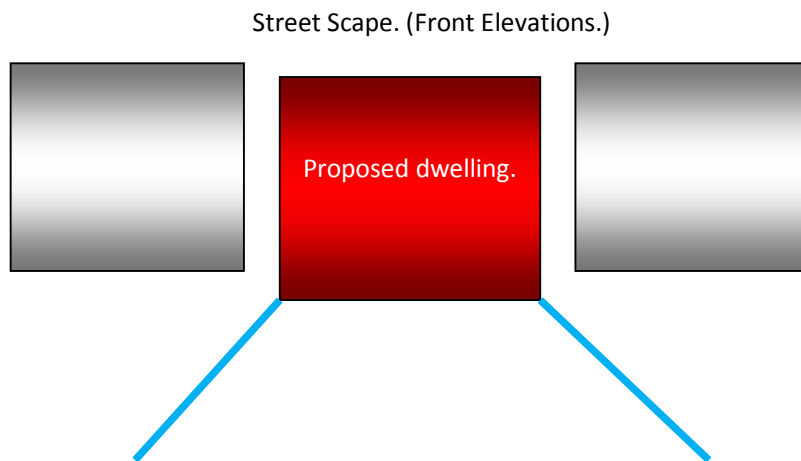
Planning Statement of Design Intent.

The proposed development does not fall within the permitted development rights due to the perceived characteristic change of the street scape from a slight increase of the ridge height.

- Firstly the increased height of the building is of minor significance to the existing dwelling. The proposed increase is around 200 to 300mm above the neighbouring properties, because the original neighbouring properties are slightly higher than my clients dwelling.
- Due to the vista's along the street scape and existing urban formation the proposed increase in ridge height would have limited visibility. At the point of pedestrian visibility the building will appear to be of a similar height to it's neighbours due to the visual perspective. The red line below illustrates the existing ridge height, whilst the blue illustrates an indicative height for the proposed new ridge line.



Through utilising the existing building footprint, the garden footprints remain the same and there is no impact on the existing green belt land visual or physically. Furthermore the proposal ensures that all openings glazed or otherwise are to the rear of the property ensuring privacy is retained for neighbouring properties and my client. This is merely enhanced by my clients dwelling, which is offset and illustrated below.



Rear Elevations. Blue line indicates the sign lines from proposed rear windows.

The proposal will include improved sustainable credentials through increased insulation performance, passive solar design to south facing bedroom and potential for implementation of Thermal Solar water.