

# Planning Statement



Project – 19a Aberdare Gardens

Planning Approval – 2011/1090/P

Decision Date – 26/04/2011

## Minor Amendment Submission

### Existing Approval

The approval consisted on a ground floor rear extension and internal alterations to provide 4 bedrooms and a large open plan kitchen/ diner and lounge.

The rear extension projection is 7.5m on the side path side and 4.5m rearwards projection on along th boundary to the adjacent propertyNo.17. This part has been design to form a conservatory with obscure glazing along the boundary line.

To the large projecting extension the rear and side windows are proposed as obscure.

New window looking towards the communal side path would have been obscure glazed.

The conservatory would have had a solid roof with 2No. large roof lights in the larger extension.

### Minor Amendment Proposals

The 7.5m rearwards projection remains the same, but with omission of the side window and roof lights.

The extension closer to the boudaryline of adjacent property No. 17 is proposed to be moved away from the boundary fence. This allows for a small window to be inserted in the original rear elevation to provide light into a bedroom.

Around the dining area we proposed obscure glazing, the glazing is larger than he approved plans but feel that the concept remains the same.

The internal layout also marginally changes; to prove better proportioned habitable rooms.

It is proposed that the ceiling will be enhanced with fire and acoustic insulation to provide sound separation from the spaces on first floor.

The materials proposed remain the same – to match existing.

Condition 4 of the approval is to be removed as this condition will be irrelevant on the bases that the above minor amendment submission is approved.