18A Croftdown Road Application 2022/1981/P

**DPCAAC Response**

**Comment**

The owner has responded to the concerns expressed during pre‑application advice to apply only for a single storey lower ground floor extension of some 2.6m.

In practice, this is an addition to the single storey extension approved in 2022. There is no doubt that this provides further additional living space. However, given the existing garden room at the rear, this leaves very little environmental space from the original garden area.

The argument that the sedum roof of the garden room, which already exists, offsets the need for a sedum roof for the extension. is questionable.