

PREFACE

It should be noted that this application is identical to that for all of the previously consented development on this site, but which has since "time expired" without the required commencement of construction. Nevertheless, all relevant circumstances' pertaining to the proposed development remain the same, with the exception of the submission of the current aboricultural report, wherein there is no change to the previous analysis and recommendation. As a consequence, approval should be granted for the proposed scheme.

1.0 Access.

- 1.1 The existing access arrangement to the property will be retained.

2.0 Design.

- 2.1 The property is in the Redington/Frognal Conservation Area. It is not listed or of historic significance
- 2.2 There are already consents for alterations to the existing property
- 2.3 The additional area of ground to be covered is de-minimis in addition to that already existing
- 2.4 The proposed additional floor space in total, does now still not exceed 50% of the total area of the curtilage of the property
- 2.5 The height of the proposed alterations does not exceed that of the main roof
- 2.6 The proposed footprint, improves the existing arrangement of the present side extension and outbuilding by rationalising them, and thereby leaving more space at the side of the house to the adjoining property.
- 2.7 The proposed extension is set back at ground floor level from the approved rear extension to create a break in mass and volume
- 2.8 The proposed extension is similarly set back at first floor level to appear as a secondary element / side extension to the main bulk of the building.
- 2.9 There is no adverse impact on the amenity of the adjoining owners with regard to: sense of enclosure, daylight, sunlight, and view.
- 2.10 The proposed extension has no impact on the public realm, being set back and to the side of the existing dwelling, and not visible from the street frontage
- 2.11 The proposed extension will be constructed of traditional materials to match the existing

dwelling

- 2.12 The proposed extension will enhance the use and flexibility of the dwelling for its occupants
- 2.13 A high level of thermal performance by use of low energy light fittings, and water efficiency will be addressed by the incorporation of a low flush toilet and reduced flow taps.
- 2.14 Privacy from the terrace will be achieved by the incorporation of an 1800mm high obscure glazed screen (set on the party wall line) for the benefit of both adjoining owner and the occupants of the property.
- 2.15 The required guarding to the rear terrace will be effected by simple glazed panels, modern in design, and sympathetic to the modern character of the host building