

Item 5. Policies SD 1, SD 2, SD 3, SD 4. SD 5. Among other aspects, these policies require no increase in hard surface, the reinstatement of front boundary walls and hedges.

The above policies chiefly relate to the design, appearance, and the retention of architectural features. These matters were considered and dealt with on the previous APPROVED application no. 2022/0800/P - Granted (June 27 2022) - Householder Application. Namely the removal of existing rear conservatory and replacement with a courtyard and erection of single storey side/ rear extension.

The Policies SD1 - SD5 would have been considered on the previous application. No further visual changes are proposed that would have any impact the Conservation area

There will be no change to front car parking, or the existing planting, or the refuse store. There will be no loss of hedging or boundary treatment.

Item 6. Policies BGI 1, BGI 2 and BGI 3. Conformity with these policies will require tree and hedge planting and the inclusion of a natural water feature in this very wet local Ecological Network (as set out in the Rationale and Evidence to policies SD 1 and BGI 1).

BG1:1 Refers to the rear garden and there are no changes other those which has been granted on a previous approved application.

BG1:2 Refers to side passage way. The existing ugly plastic corrugated roof covering the side passageway is to be removed and the existing side access to the rear will remain.

BG1:3 Refers to the front enclosing wall and storage cupboards. It was not intended to change the front garden design as this was thought sensitive. No changes are proposed.

In my opinion, provided that Items 2 and 3 can be cleared by our engineers and your appointed independent checking engineers, I can see no valid grounds to support the objections raised.

Should you need further clarification, or I can offer anything more, I ask that you fully support the application as submitted

Yours faithfully



*Geoff Prentice
5d architects ltd*