



PLANNING STATEMENT

Project Ref 23_01
Address 116 Roseberry Gardens

Stephen Lacey
Director

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This statement is to be read in conjunction with Lacey Architect's (LA) drawings as submitted on the planning portal. The proposed works are designed to have a minimal impact on the existing building and its surrounding area.

Use

The proposed use is to remain as existing. It is a single residential dwelling.

Scale, Layout & Amount

The proposal is for a 2m extension to the rear and side infill to give a living space that is in keeping with the size of the property. The property has benefitted from a loft conversion and the ground floor extension has been designed with this in mind. The intention is to use 2m of the rear garden to ensure the garden is still sufficient for the size of the property. The screenshot below shows several properties (orange squares) who have completed similar, albeit larger, extensions within visual distance of the site address. We have reviewed these examples and feel that our property would benefit from a 2m addition.



Landscape

Landscape works do not apply to this property.

Appearance

The proposed extension is to use materials in keeping with the existing property.

Conclusion

In conclusion, the proposed works have all been carefully designed to take into consideration the impact on the neighbours and surrounding area. The works reflect the previously approved and constructed works in the area, we therefore feel the proposal has precedence within the borough and hope this means our proposal will be seen favourably.

If you would like to discuss any element of the works, please do not hesitate to contact us on the details below.

Kind regards

Stephen Lacey

Lacey Architects