

21st January 2025

Our ref: CAM3064 224136 001

Development Management
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Council Offices
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Dear Sir/Madam

RE: ERECTION OF SIDE EXTENSION AT FEAR END, SANDON

Please find enclosed planning application for the erection of a side extension to the dwelling known as Fear End. This application applies for an identical addition on the side of the dwelling, matching that on the other side (south), resulting in a balanced dwelling. The existing dwelling is 'as built' with no extensions ever having been added. The proposal will add approximately one third additional floorspace, however, this is justifiable as no additions have been previously added to the dwelling and the proposals will result in an appropriate and in keeping extension. In terms of the adopted Local Plan and the most relevant policy, D2 is replicated below and state:-

Policy D2 - House extensions, replacement dwellings and outbuildings

Planning permission for house extensions will be granted where:

- a) The extension is sympathetic to the existing house in height, form, proportions, roof type, window details, materials and the orientation of the main dwelling; and*
- b) The extensions do not dominate adjoining properties and:
 - i. it is well related to the floor levels of adjoining properties,*
 - ii. there is an appropriate distance between the proposed extension and the windows of the adjoining properties; and*
 - iii. spacing between buildings ensures there is no harm to the character and appearance of the streetscene.**

Planning permission for replacement dwellings and outbuildings will be granted where:

- c) The proposal does not harm the character and appearance of the site; and*
- d) The location of the proposal does not have an adverse impact on the character and appearance of the streetscene or area.*



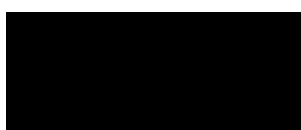
In terms of the proposal and assessment against the aforementioned policy, the proposed extension will be sympathetic to the host dwelling in terms of height, form, proportions, roof type, windows, materials and orientation, everything will remain in keeping with the main house. Furthermore, the extension will not dominate any adjoining properties, this is due to the single storey nature of the proposal and the distance to the nearest residential dwelling. The floor levels at the site will not be affected, albeit that the extension does involve some excavation in order to provide the accommodation at first floor level. The gap between the extension and the neighbouring dwelling means that windows positions will not result in any overlooking or overshadowing. Finally, spacing between buildings will certainly ensure that there is no harm to the character and appearance of the street scene.

The proposals will also not cause any overdevelopment of the plot, and the dwelling has not been extended previously. The design is entirely in keeping with the existing dwelling, adding minor single storey (in external appearance) element to the side of the property. The low height of the proposal means that they will be entirely subordinate to the main house. There will be no detriment to the street scene, heritage assets, the countryside and no neighbouring amenity is affected by the proposal.

It is considered that the proposal will not represent inappropriate development in the countryside. There will be no demonstrable harm resulting from the proposal. The proposal is considered to be a sustainable form of development in accordance with the three dimensions contained within the NPPF.

Accordingly, in light of all of the above material considerations, which firmly weigh in favour of the proposal, and in accordance with both national and local planning policy, the Local Planning Authority is hereby respectfully requested to grant this application.

Yours faithfully



James Salmon BA (Hons) PG Dip MRTPI

Director

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Encls.