

Ms Vicki Wood
Planning Officer,
North Herts District Council

Dear Vicki,

**Proposed front, rear and side single storey extensions
23, The Rowans, Baldock**

Please find a third application which seeks to provide extensions and alterations to the above.

The front and rear extensions have been confirmed as acceptable in previous decisions, it is the side extension that has been objected to.

The two previous planning applications sought permission to construct a two storey side extension to be occupied as an annexe for an elderly relative in need of care.

Both applications were refused and an appeal dismissed on the grounds of size and appearance of the side extension.

This third application seeks to continue with the front and rear extensions which were previously found to be acceptable and to construct a single storey side extension to provide the required annexe which can easily be integrated into the host dwelling if and when it is no longer required.

The side boundary between the proposed side extension and the access to the property behind is fenced with landscaping which will be retained.

The existing unattractive car port and garages will be removed and partly replaced by the extension which is 800mm wider than existing but set back from the front area of the car port to appear more subservient.

Roof design is such that it provides an attractive side elevation rather than the previous boring elevation that was refused.

Hopefully this option will meet with your approval

Best regards



Mike Easton