

Application Supporting Statement – Proposed Single-Storey Rear Extension

Property: 38 Briary Lane, Royston, Herts SG8 9BU

Applicant: John and Karen Morgan

Proposal: Single-storey rear extension with flat roof, following re-design of previously refused scheme.

1. Introduction

This statement accompanies our request for pre-application advice regarding a revised proposal for a single-storey ground-floor extension at the rear of our property. A previous planning application for a 5m x 5m rear extension was refused on the grounds of potential impact on neighbouring amenity, specifically relating to loss of light and perceived overbearing effect.

We have carefully reviewed the reasons for refusal and have redesigned the proposal to fully address these concerns.

2. Summary of Key Changes Since the Refused Application

a. Reduced Impact on Neighbouring Light

The original extension projected directly from the rear elevation close to the boundary with our neighbour. The revised design relocates the extension away from the shared boundary (1.2m) by removing the existing detached garage and positioning the new structure within that footprint.

This adjustment significantly increases the separation distance from the neighbour's property and ensures that natural light to their windows and garden is preserved.

By shifting the extension away from the boundary, the proposal reduces any sense of enclosure or overbearing impact. The new siting creates a more open aspect between the two properties.

3. Design Rationale

The revised proposal has been developed with the following principles in mind:

- **Neighbour amenity:** The primary objective was to eliminate the concerns raised previously. The repositioned extension and reduced height ensure no unacceptable overshadowing or loss of daylight.
- **Proportion and scale:** The extension remains modest in height and sympathetic to the character of the existing property.
- **Efficient use of space:** Relocating the extension into the area currently occupied by the detached garage allows us to improve the internal layout of the

home without increasing the overall footprint beyond what was originally proposed.

- **Visual coherence:** The flat roof and clean lines create a contemporary but unobtrusive addition that integrates well with the existing building.

4. Impact Assessment

Neighbouring Light

Initial assessments indicate that the repositioned extension will not infringe upon the 45-degree or 25-degree light guidelines typically used by local authorities. The increased distance from the boundary ensures that the neighbouring property retains good access to natural light throughout the day.

Privacy

The proposal does not introduce any overlooking windows or elevated platforms. Privacy levels remain unchanged.

Character of the Area

The extension is single-storey, modest in height, and located to the rear of the property. It will be partially visible from the street and will have little impact on the wider streetscape.

5. Conclusion

We believe the revised proposal fully addresses the concerns raised in the previous refusal by:

- Relocating the extension away from the neighbour's boundary
- Reducing height through a flat-roof design
- Minimising visual and physical impact
- Preserving light and amenity for neighbouring residents

We respectfully request the planning officer's feedback on this revised approach and welcome any further guidance to ensure the final application aligns with local planning policy and expectations. In particular, we would like answers to the following questions:

- Is the development acceptable?
- Are there concerns around the scale or design?
- Are there likely policy objections?

Yours faithfully,

Karen and John Morgan