

The Studio,
1, Corbett Street
Cottenham
Cb24 8QX

2302/AB/2
20/05/25
North Herts Planning Dept
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Re: Extension and renovation of The Homestead – including a garage conversion, two storey rear extension, new rear entrance porch, replacement roof coverings, a new link between garage and house, new rooflights and some replacement windows

To whom it may concern,

This is to support an householder application for the above proposals. This is to be read in conjunction with all application drawings.

I note that a successful previous application was made to upgrade and extend this property. 24/00176/FPH. The decision has been made that that scheme wasn't quite giving what the clients needed for the cost of the construction, and so a two storey rear extension is now proposed.

The owner occupiers of The Homestead wish to reorganise the interior of their home, allowing a more modern open plan kitchen dining space - including a conversion of the garage and linking this new space to the existing house.

The proposed two storey extension is all to the rear and will sit under the ridge of the existing extension to which it will be attached. The intention is for this extension to fit in

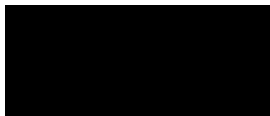
with the style of the existing house and extension, with a steeply pitched roof, black timber cladding and redbrick plinth.

The garage is unused and so is to be converted to allow more space for kitchen and utility spaces, and is to be linked to the rest of the house with a new infill flat roofed section, which echoes the existing 'link' building between the old house and existing barn extension.

Other elements which are part of the Local Authority matrix for a householder project and are not entirely addressed in the drawings are as follows:

- Flood Risk Assessment – the proposed development is in flood zone 1 and as such no further Flood Risk Assessment will be necessary.
- Noise Impact Assessment – works do not include any additional machinery or other noise-making interventions.
- Tree Report – There is only one tree removal and no pruning required. The tree to be removed is causing an obstruction to the safe access to the existing (and the proposed) vehicular entrance to the site. It is to be removed for safety reasons. It is not subject to a TPO, and this site is not in a conservation area. It will be replaced on the site.
- Daylight/Sunlight analysis. The proposals will have no impact on any neighbouring buildings as the nearest inhabited building is across the road and some 35m away as the crow flies.

Kind regards,



Ann Bassett ARB RIAI