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Planning Department
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

Dear Sir/Madam

REF: Full Permission Householder planning application at 1 Woodbine Cottages, High Street, Reed, Royston, Hertfordshire, SG8 8AH

The letter accompanies a planning application for a 2-storey side extension at 1 Woodbine Cottages, High Street, Reed Royston, SG8 8AH.

1 Woodbine Cottages, forms part of a block of two storey terraced properties located on the west side of the High Street in the village of Reed with a gable roof design. The existing site comprises of an end of terrace property with a separate garage with a pitched roof located adjacent to the main property. The site currently also provides access for all properties the rear garden through a shared alleyway between the main house and garage.

The proposal is to construct a two-storey side extension. At ground floor the existing garage will be retained where possible with a new forward extension to it and garage doors to the front, in line with the front elevation of the main house. The existing alleyway is to be retained in its existing form, but a new gate is proposed across it, such that it appears as a full two storey extension to the property.

At first floor level the proposal is to extend out to the existing garage footprint and to position the front wall 800mm back from the existing front elevation. The wall to the rear, will line through with the existing rear wall to the main house. The proposed ridge will sit below that of the existing main house ridge height so that the extension appears subservient in scale of the main house. A front porch canopy is proposed, which will also extend across the front of the garage, visually 'tying' the extension into the main house.

Due to the legal constraints on the shared alley access to the neighbouring properties, it is the applicant's intention to retain this in its entirety, however the first floor will extend over. Due to the layout of the property and neighbouring properties it is not suitable to relocate the access route. Further examples of this design are evident within the village.

A previous application was submitted last year for a first-floor side extension, which after discussions with the planning officer it was considered not to be suitable. We feel the proposal is in keeping with the existing character of the properties and with the local area. There are several examples of this type of construction within the village and it is a no larger proposal than most noticeably at number 5 Woodbine Cottages.

Yours Sincerely

Bradley Ryan