

22 November 2022

To whom may concern,

Please find attached a planning application proposal with a single storey front extension to consist of a porch and utility room. A two storey rear extension with gable ended roof to consist of hall, lounge/play room, master bedroom, walk in wardrobe and ensuite on the ground floor and two bedrooms, office and bathroom on the first floor. The proposal also consists of a court yard in the ground floor to the rear of the existing dwelling, partially separating the proposed rear extension and the existing house.

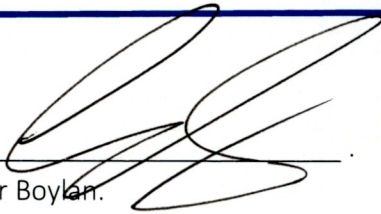
All roof and external finishes are proposed to match the existing.

We respectfully request the planning authority to note the various roof heights in the immediate vicinity, specifically to the dwellings to the rear of the application site which has a higher ridge level to that proposed in this application. Please also note the cross section gradient fall through the sites which shows the ground level differences form the rear to the front which further reduce the overall roof height and any perceived impact this proposal may incur.

To further reduce any impact on the surrounding dwellings the proposed two storey extension is set back from the main dwelling and a courtyard implemented to step away from the adjoining property no 31 The Dale, further more the adjacent side accesses of no. 32 and 33 provide a 2M clear separation distances of structures.

Please find enclosed survey images to the side elevations of the application site along The Dale for your references indicating the high two storey ridge levels to the rear of the side falling lower to The Dale.



Signed: 
Christopher Boylan.

Agent on behalf of Client.