Dear David

Many thanks for taking the time to meet me at Toad Hall on Monday 29th April,

Following our meeting I have made the changes to the proposed drawings that we discussed which are:

Raise the height of the window sills to the garden room extension, these windows as per your suggestion are now the same in size, proportion and aesthetics as the existing bay window to the building

We also discussed the following points at the meeting;

Our original proposal, the garden room extension which projected 2m from the existing building and how this projected too far

The large amount of glass to the front of the garden room in this proposal

The second scheme which we forwarded to you with reduced projection to 1.1m, with this scheme a sided entry is not possible, the double doors are now on the front elevation

The fact that Toad Hall sits well back from the building line of the houses to either side of our building, also the fact that most of these houses have porches projecting further than the building line, some of them almost down to the pavement

I have attached all of these photographs

The fact that we followed guide lines ‘South Tyneside's design guide for householder extensions’ namely section 5.1 on extensions to the front of detached properties where they talk about 1.4m projections being acceptable. Subordinate extensions are mentioned in section 6.5.

You saw that we also designed a garden room as per your original suggestion ‘set back from the existing building’ and as you could see this is simply too small, it doesn’t even accommodate a standard sized sofa let alone anything else

Our new proposal works for us as it gives us the following things;

Space to accommodate a decent size sofa

The opportunity to knock a doorway through from the existing building and space to do this

Space for a comfortable chair

Space for a TV

These are all things that a lounge or garden lounge would normally include

We retain the very small back garden/yard which is the only area which gets afternoon and evening sun around the building

As I mentioned , we were responsible for the original re furbishment of this small building back in 2003/4 for which we won a design award from South Tyneside,

If these new plans are approved we will make sure all details are identical to the existing building

which will give additional character to Toad hall and the East Boldon conservation area

Please do not hesitate to contact me should there be anything else I can do,

Kind Regards,

Michael Stephenson