This statement is written in response to the comments raised in respect of the *Single Storey Extension and Impact on Neighbouring Amenity*.

Design Guide

While we appreciate the extract you have included, it is referred to as guidance and as such we would expect each case to be judged on its merits. In our case, from the image below, a clear precedent has already been established on Central Gardens that deep single storey extensions are acceptable on properties of the same house type. Furthermore, 20 and 22 both adopt pitched roof formations, which reflects on our flat roof as a modest imposition.

In our particular case, it can also be seen that the depth of the extension is already established by the existing conservatory that is to be removed as part of the development. By comparison the proposal presents no excess but in fact mirror the current arrangement with the addition of an upgrade in quality of design and finish.

It must also be highlighted that the other examples are set amongst a straight run within the street. This property, by contrast, is on the street bend where the rear gardens expand offering a more generous setting to accommodate the proposed extension.



Neighbouring Effects

As you can see from the aforementioned image, the 3 examples all show the extension on the boundary with no discerning separation from their neighbouring counterparts. Again, this precedent has been accepted within the policy for Central Gardens on more than one occasion. Furthermore, the side wall to the extensions in those situations actually form the boundary where as our proposals are inset from the existing boundary treatment. Thus, our proposal is in large cloaked by the 1.8m timber fence in relation to the adjoining neighbour.

As you can see from the aerial view, the adjoining garden to no.10 actually cranks away from our property, drawing the rear view away from our garden which is a benefit that the neighbours to 20, 22 and 36 Central Gardens do not benefit from.

With all of the above, we believe that the rear single storey extension as designed is acceptable in planning terms and wish the proposals to be judged on the current design.