

The following statement is in **support** of application **20/00231/House**. It has been prepared by Absolute Architecture on behalf of the applicant.

The design presented to the committee has been updated during the application process in response to officers and consultees concerns.

The planning officer has already set out to the committee the basis upon which, under current local and national planning policy this application is being recommended for **approval**.

We therefore address directly the concerns raised by the consultees, which are the reasons this application has been brought before you.

Bulk & linear design:

The design is in keeping, ridge heights are subservient to the host dwelling and building lines are set back. Neighbour and applicant amenity is unaffected. The design meets with design guidance.

The design is not linear. It is designed to appear as a separate mass (the garage) with a subservient link to the main house. This creates character, definition and reduces bulk. The proposals will be well screened from the end of the close and from the wider AONB.

We note that other two storey side extensions of linear design that close gaps have been approved within The Green development.

AONB impact, views in and out:

There are no public views through the application site following the growth of natural vegetation. The impact on the AONB is negligible as the proposals replace an existing structure of similar size and character. The site is well screened from surrounding public rights of way. No views will be lost as a result of closing a gap between the existing garage and house as none currently exist.

Neighbour's issues:

The proposals are sympathetic in character to the host dwelling and surroundings.

The proposal maintains the existing 3m gap between No20 & No21. The mass of the extension moves away from No21. Views from the new first floor windows are angled away from the garden of No21 and will have views of the southwest corner of No21's garden only and these will be through existing mature boundary vegetation. Note, this view already prevails in the existing building. The impact on the amenity on No21 is negligible.

There is no loss of views to the surrounding AONB which No21 currently enjoys. Only a negligible view directly into No20's garden and beyond which they are not entitled too and has no bearing in planning policy.

If the committee have concerns over the development creating a separate dwelling on this site then they can impose a condition to restrict this, as is common and typical to restrict new development within the countryside.

Conclusion:

Your officer and planning professional has recommended this application for approval and along with this statement will have set out the reasons why this application should be granted.

It is our contention that there are no significant or reasonable grounds to refuse this application. The Committee should therefore be aware that the applicant will appeal the decision and seek costs should this application be refused.