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Extension and Alteration works at 122 Gordon Road

AWDM/1961/17

Planning Statement and Justification for the Proposal

The existing house is a two storey semi detached house with large south facing rear garden.

The proposal is for a single storey extension to the rear of maximum projection 6 metres within the overall garden length of 31 meters. The shape and design of the extension respects the neighbours on the east side by being only 3.5 meters projection and on the west side the neighbouring property is set well behind number 122 such that its rear elevation is behind the line of the proposed 6 meter extension.

The existing house number 122 is 80 square meters gross internal floor area. The document 'Technical Housing Standards - Nationally Described Space Standard' gives a two storey house with four bed spaces at 84 square meters floor area which is a minimum. The house as existing is therefore marginal for a the Client/Applicant who are a family of four.

The proposed floor plans indicate the existing Sitting Room (ground floor east side of the existing house) as also being a Bedroom served by a bathroom in the proposed extension. When this space is a bedroom it serves the family's need to periodically provide accommodation and care for relative(s) outside the immediate family and also provides a larger and more accessible bedroom (than those at first floor) periodically required by the family in dealing with an ongoing Condition.

When the ground floor sitting room is used as bedroom the open plan dining and living space in the proposed extension provides this living area.

This statement is written to give the Planning Officer further insight into the reasons and motives for the proposal and why Planning Permission is being sought to extend the house.

Rathbone Miller
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