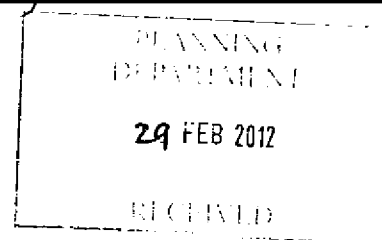


1 Shepneys way

CMP

From: Adrian Lofty (DLA) [Adrian@DLAConsultants.co.uk]
Sent: 28 February 2012 11:54
To: Planning; Mark Peacock
Cc: Jeremy Bonn [REDACTED]
Subject: FW: 2817/fp - 1 the cottages

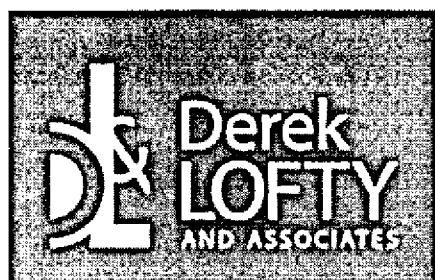


Dear Sirs,

Further to my e-mail yesterday, my client has brought to my attention that the number of dogs previously housed on the site was actually 38 which is significantly more than 10.

Best regards, Adrian

Adrian Lofty
BEng. (Hons.) CEng. MStructE



CONSULTING STRUCTURAL ENGINEERS

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From: Adrian Lofty (DLA)
Sent: 27 February 2012 17:01
To: planning@welhat.gov.uk; Mark Peacock (m.peacock@welhat.gov.uk)
Cc: Jeremy Bonn ([REDACTED])
Subject: 2817/fp - 1 the cottages

Dear Sirs,

Please can you please ensure that the following information is made available to the case office and manager before the delegated decision is completed; this is due on the 1st March.

Further to a conversation with Mr Peacock I would like to offer the following support to the application for the proposed side extension.

The floor area of the original house has been calculated as 97.6m², 57m² at ground floor and 40.6m² at first floor. Previous side and rear extensions total 14.4m². The current proposal is for an extension of 42m², Therefore the net increase in the property area will be 58%. Whilst this is over the guidance value of 50%, it is not significantly larger and given the local environment I believe in the particular case it is justifiable. For the following reasons:

The proposal site is adjacent to a main road, therefore closing up of the green belt is not a consideration
The proposal site is for a two storey side extension to the road side of the property the existing property is at approximately 90degrees to the main road, therefore this subordinate proposal will not affect the openness of the green belt.

The proposal site is one half of a standalone pair of semi-detached cottages surrounded by agricultural land and a main road so further building up in this area is not possible.

The proposal would complement the existing property, in terms of materials and design.

The site has been cleared recently of out buildings comprising dog kennels for approximately 10 dogs and a large shed, totally in excess of 10m², the area of which could be counted in favour of the proposals. Brining the net gain within the 50% guidance value. The removal of these has also counted to open up and enhance the green belt and improve the quality of the area.

The extension is subordinate to the original dwelling, stepped back from the front elevation, stepped in from the rear elevation.

The ridge line is lower than that of the original house.

The style will complement the existing buildings and improve the living accommodation providing a much needed first floor bathroom for a young family.

A previous scheme for the same size of extension was approved S6/2001/121/FP sighting a net floor space increase of 51%. That application has expired and this revised application merely seeks to renew that permission.

Three previous applications in 1991, 1993 and 2001 have been approved to extend to the side but never constructed, this application is marginally different to the two storey 2001 application and similar in foot print to all three

Furthermore the adjacent property has undergone significant extension to the side and rear, these extension were approved in 1993 and 1999, they have more than doubled the floor area of the original building, this application would merely help to balance the pair of cottages and enhance their standing the environment.

I will forward pictures of the dog kennels that have been removed first thing tomorrow. I hope the above will enable you to reconsider your current persuasion for refusal. If I can be of further assistance, please do not hesitate to contact me.

Best regards, Adrian.

Adrian Lofty
BEng. (Hons.) CEng. MStructE



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