Mr Daniel J Syson
The Crest
Rushton Spencer
Macclesfield
SK11 0SE

Planning
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire
ST13 6HQ

Friday 17th August 2018

Dear Staffordshire Moorlands Planning,

RE: The Crest – Removal of existing extensions and rear garage and replace with new rear extension.

Please find attached existing and proposed plans for The Crest at Ruston Spencer. The proposal seeks to remove the existing garage to the rear along with the existing side and rear extensions and replace these with a new rear extension, creating a more aesthetically pleasing view to the front and rear aspects of the dwellinghouse. The proposed extension will be integrated into the existing roof (with tiles and bricks to match existing) and will not be seen from the front aspect of the dwellinghouse thus retaining it's original look and feel.

The existing garage extends to 3.7m beyond the rear wall of the existing dwellinghouse. However the proposed rear extension only will extend to 2.6m beyond the rear wall of the existing dwellinghouse.

The floor area of the new extension has been sensitively calculated based on the following.

Total existing floor area of the dwellinghouse = 96.41m2

Allowable extended area = 1.33 times the existing area. 1.33 x 96.41 = 128.22m2

Total floor area of the existing garage 6 x 3 = 18m2

Total of existing garage and allowable extended area: 18 + 128.22 = **146.22m2**

Total area of proposed extension = **145.5m2**

If I can help with any further information please do not hesitate to contact me.

With thanks for your help with this.

Kind regards,

Mr Daniel J Syson