

For the following reasons we believe that the original decision should be overturned.

- We were not given any prior indication of the reasons for the refusal until after the original determination date, which was missed.
- The planning case officer supported the original design, subject to the roof being made 'hipped'. We believe that the case officer supported the original proposals once she had visited site and seen the impact of the proposals on the neighbour's properties. We fail to see why the reasons for refusal were not raised during the original feedback contact.
- We have reduced the original roof height proposal to reduce the overall impact of the extension on the neighbouring bungalows.
- We could have completed the remaining proposals (single storey rear extension and porch) under PD and therefore saved ourselves time and money with the original planning application. We have now missed our slot with the builder and are going to have to wait another 6 months.
- There is an argument that we could complete a two storey rear extension under PD but this would impact our direct neighbours to the right and this is something which we wanted to avoid, the most logical area for an extension is over the existing building footprint.
- We don't believe the 2 storey extension is over bearing on the bungalows to the side of the property. The proposed roof height is much lower than the existing roof height and the large mature 'protected' trees to the west of the site mean there is already an element of 'sun screen' on the bungalows to the side of our property for the majority of the year.
- The majority of the 2 storey extension lies adjacent to number 19 North Street which is set further back and sits higher than number 17 North Street.
- The living areas of the bungalows to the side of the property are located at the front of the properties.
- The 2 storey extension creates a fourth bedroom for our house. We have 3 children and therefore require this bedroom for personal reasons.
- The refusal document highlights 2 storey roof design as 'incongruous' to the dwelling house and the street scene. We disagree with this view and there are in fact many types of roof design visible on the surrounding estate which include dormer bungalows roofs, 2 storey hipped roofs, 2 storey pitched roofs and 2 storey flat roofs. We fail to see that our design 'out of the ordinary'. We believe that this has been added to the refusal unnessesary to add weight to the decision, with prior knowledge of our intension to appeal.