NIGEL FORRESTER MCIOB

BUILDING DESIGN SERVICES

ILETT HOUSE, SMITHY BANK, ALTON, STAFFORDSHIRE, ST10 4AD. TEL. 01538 702164

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

23rd May 2023

Dear Sir/Madam

Re: Proposed extension and alterations including the addition of a first floor above the existing bungalow at 24 Draycott Road, Upper Tean, ST10 4JF.

This covering letter is included as part of the planning application currently being submitted.

The application is for the extension and alteration of the property, the main feature of which is a second storey above the existing bungalow

A previous application (SMD/2022/0542) was submitted and refused for the extension of the property which included the construction of an additional storey. Part of the reason for the refusal was the proximity of the proposed gable wall to the neighbouring property which incorporates a bedroom window.

A subsequent application for the 'prior approval of a proposed construction of an additional storey on top of an existing bungalow' was submitted and approved (HNT/2023/0001) thereby establishing agreement to the principle of extending upwards.

The application now being submitted incorporates the raising of the main body of the bungalow as previously approved along with other elements of extension and alteration including the raising of the forward projection of the bungalow creating a subservient front gable feature, the inclusion of the previous garage space into the living accommodation at ground floor level and the construction of a chimney etc.

The proposal respects the reasons for refusal given previously and does not propose a gable end any closer to the neighbouring property or the inclusion of any windows on the side elevation.

Yours faithfully

Nigel Forrester

www.nigelforrester.co.uk www.sap-calc.co.uk