

house gable and rear section (as Current)) under a slate, pitched roof. The proposed is to be sited to the rear of the two story section at the back of the house with the area where the current conservatory stands. This area or void where the conservatory is removed is to become a patio, the house walls to be made good where the plastic conservatory structure is removed. The proposed is to be sited to the rear of this area and is therefore much less visible from the road as the current conservatory is due to the rise in ground level and its projection backwards. It is consciously positioned to be subordinate to the main dwelling and be of a more harmonious design, befitting its surroundings. It is to be constructed to a high standard to current building regulations. Mains services are already connected to the site. The steps to the rear garden will be rebuilt with a new retaining wall between the extension and the rear garden.

The house is 1880 with later rear additions in the 1950's / 60's where the former outhouses had been. Upvc side conservatory being added in the 80's/90's. The proposed will only serve to enhance what can be seen and is modest in scale, single story and of a similar footprint to what is currently there.