

IN-KEEPING FEATURES WITH THE EXISTING PROPERTY

- All new windows installed will be the same white UPVC with existing features to the frames and openings will be the same.
- I am planning to re-use the existing door on the current utility room to be reinstalled into the extended utility.
- All brickwork will be the same red brick colour, so it looks apart of the existing building.

FACTORS TAKEN INTO ACCOUNT REGARDING THE DEVELOPMENT

- Firstly, the estate management company Castle Estates manage my freehold property. They handle the maintenance of the estate site and for certain aspects of that they consider acceptable when wanting to develop a property. I have spoken to one of the directors and have received an acceptance of the development from the relevant person via email, confirming their permission from Castle Estates for the development to go ahead subject to planning permission.
- When looking at the new proposed utility extension and my neighbouring properties, I do not believe it to affect any of my neighbours due to it being attached to my property and my garage. The only neighbouring property that will visually be able to see the new extension is the property to the rear of my garden, which will be via a landing window.
- The new window for the rear room of the garage will look straight into my private garden so will not be imposing on any of my neighbours nor will it overlook into anybody else's private space.
- Regarding the new garage conversion, I have spoken to the owners of my neighbouring property about my plans. They expressed they had no concerns with my development and were thinking about doing something similar in the future and were looking forward to seeing the progress in my development as it would help them in the future with regards to them converting their own garage.
- I have also taken time to speak to my neighbours who live opposite me about my plans as their front door is straight across the road from where my garage would be converted so they would be looking at it directly. When speaking to the owner they expressed, they also had no concerns with my plans and that it would be a fantastic addition and be beneficial to my family.
- From a parking aspect, I can confirm that I do not use my current double garage to park any vehicles in there. I mainly use my garage to store tools and gardening equipment. I have since found other suitable storage for my equipment, so that my garage can be more utilised; hence my application for the conversion. Parking on the street on the estate would not be compromised at all, as directly in-front of my double garage is a double driveway, and this is what I use to park my vehicle.
- I can't see any other ways my development would impact my neighbours or the estate, as I have thought carefully about others in my vicinity and hope you will see the same that the development I am proposing is a positive one and will not negatively impact anyone.