

Job No: 2410
Job Name: 32 Rose Close, Woodley
Issue Date: 31.01.2025
Client: Tim and Naomi Wren

32 Rose Close Planning Application Response

Thank you for your feedback regarding the proposed two-storey side extension at Rose Close. We appreciate the opportunity to address the concerns raised and would like to outline the amendments made to the design, along with justifications for certain aspects of the proposal.

Amendments to Address Council Concerns:

- **Ridge Height and Front Elevation:** We have lowered the ridge height in response to the guidance provided. Additionally, the first-floor front elevation has been set back by 500mm to ensure the extension appears subservient to the existing dwelling, in line with the Borough Design Guide.

Justification for the First-Floor Side Elevation:

- Setting back the first-floor side elevation is not financially viable due to the additional cost and construction complexity. Additionally, the resultant loss of internal space would significantly impact the functionality of the extension.

Precedents for Extensions Near Public Rights of Way:

- We acknowledge concerns regarding the impact on the adjacent footpath. However, we would like to draw attention to established precedents in the immediate area:
 - Nimrod Close (in the immediate vicinity): This example features an extension built directly on the boundary with a public right of way. While it is a storey and a half, there is no setback, whereas our proposal retains a buffer zone with verge and planting to mitigate the visual impact.



- Sunderland Close: This recently approved two-storey extension is built directly on the house-road boundary, which creates a more pronounced overbearing effect than our proposal.



Retention of Boundary Planting:

- The proposal aims to retain as much of the existing boundary planting as possible to soften the visual impact. Where necessary, additional landscaping can be considered to further mitigate concerns about the extension's relationship with the adjacent footpath.

We trust that these revisions and justifications adequately address the council's concerns. Please let us know if any further discussions are required, and we look forward to your feedback.

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