

As accompanying drawings show the footprint of the proposed dwelling will not increase drastically. The existing footprint of building measures at 69.2m² while the proposal measures 69.7m²

It is clear to see from the Block Plan (Figure 2) that the proposed dwelling remains smaller than other properties along Hook Lane however seems to be a suitable size for its smaller plot. The building will be presented along the same building line as the existing property therefore not having any impacts on the neighbors.

Access:

Pedestrian and vehicular access to the site is to be via the existing crossovers located within Hook Lane.

Biodiversity:

The proposals will retain many of the existing trees and hedging around the perimeter with new planting enhancing the flora and fauna on site.

Waste, Recycling and Composting:

The proposals will encourage responsible waste recycling and composting in that adequate space is retained for composting and the storage of waste and recycling containers.

JUSTIFICATION OF DEMOLITION:

As highlighted earlier in this statement, it is proposed to demolish the existing building and replace it with a new single-family dwelling of scale and design sympathetic to its immediate surrounds and to a level of energy conservation performance appropriate to, or in advance of, present day standards.

The existing building on the site has little architectural merit and no longer makes any significant contribution to the character of the surrounding area. The house is a timber frame single story building with unfinished cladding due to fire regulations with neighboring properties which therefore will not be completed. The demolition of the existing building would therefore have no detrimental impact of the character and appearance of the surrounding area and would allow for the construction of a more appropriate high-quality property.

The existing house includes room sizes that are generally too small for a family home, the layouts of rooms as determined by internal walls is awkward and circulation space between rooms is inadequate. The existing building leaves little scope for significant improvement or alteration, given its location and difficult plot position.

The existing building performs very poorly in terms of present day energy efficiency requirements. This matter could partially be addressed by installing measures to reduce energy usage and improve insulation. However, the existing fabric does not facilitate such measures and the considerable expense required in order to obtain limited

