

The proposal involves the construction of a single-storey rear extension to the existing residential property. The extension will create an additional room to be used as additional living space. It will be a brick built base and a timber frame construction, heavily insulated to above building controls minimum standard to increase the houses thermal efficiency, exterior walls to be finished with timber cladding.

The new structure will be positioned to the rear of the property and will be designed in keeping with the existing architectural style. The extension will be single storey only, with a footprint and height clearly detailed on the accompanying architectural drawings submitted as part of this application.

The works will include:

- Construction of new external walls and roof forming the single-storey extension.
- Installation of bifold doors along the rear elevation to provide direct access to the garden and increase natural light within the new space.
- Internal works required to integrate the new room with the existing ground-floor layout

No alterations are proposed to the front elevation or the overall appearance of the property facing the public highway. The extension will remain within permitted development size and height parameters, and all design, layout, and scale information is demonstrated within the enclosed drawings.