



by email:

Dear Mr Denton

I have noted a number of representations which have been submitted and would like to comment;

Firstly, I feel I should advise you that a newsletter 'news bulletin' was distributed to properties in Meadway which was misleading. The newsletter refers to a 'Planning Application for a 'big house' to replace the bungalow of No.16 Meadway' and advises the neighbors of how to object to this and reasons for objection.

A number of the neighbour's were of the impression that this was from the Local Residents Association and therefore objected. This is the reason that there are a number of objection representations. Then subsequent support representations from neighbor's once they had viewed the proposed plans.

Meadway is characterised by a mix of different styles of Bungalows and Chalet Bungalows. To the southern most end of Meadway there is a group of Bungalows with low ridge lines, but the rest of the road has high ridgelines. The neighbouring property (No.14 Meadway) has a dormer to the side and rear of the roof.

The existing property has roof which is hipped on the north and south sides and a dormer to the front roof slope. We are proposing to replace the hips with gables with barn ends, which is in keeping with a number of properties in the road such as Nos 3,7 & 12 (see appendix a). This will create a Chalet Bungalow style property. We are proposing to remove the existing dormer to the front elevation and construct a new one further along the roof. We are also proposing to extend the existing front wall up to create a feature window to the front of the property.

We are proposing to retain the existing pitched roofs over the existing front bedroom and garage.

The extension to the front corner of the property equates to 5m².

We are proposing to increase the height of ridge line by 500mm this is still considerably lower than a number of properties in the road.

The rear two storey element of the build is located to the rear of the property and has been kept to the south side of the property. The distance of this element of this extension to the boundary at the closest point is 1.9m which increases to 4.15m as the southern boundary is angled away from the property. The distance between 16 Meadway and the Bungalow at 18 Meadway is 4.5m.

Also to the rear of the property is proposed a dormer. This has been stepped in and also given a pitched roof to match the other extensions.

The Distance to the boundary on the north side of the property has been maintained.

The existing property has permitted development rights and could have a loft conversion with a volume of 50m² which could include hip to gable extensions and rear dormers without requiring Planning Permission.

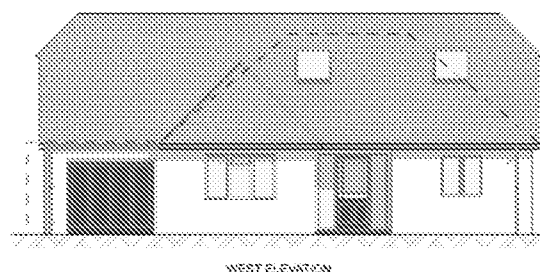
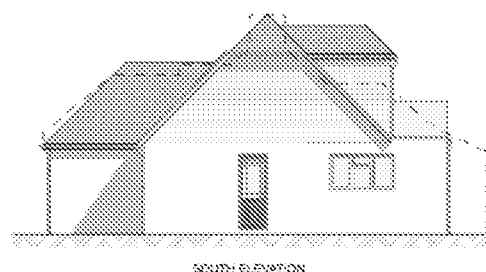
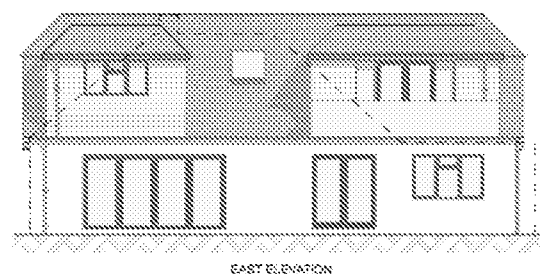
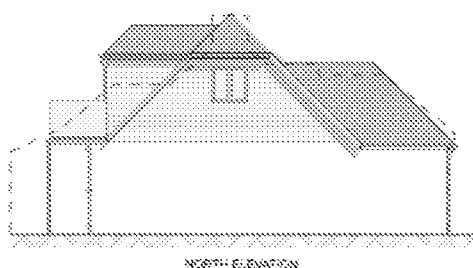
Also a single storey rear extension 4 meters deep across the rear of the original property could be constructed under permitted development.

We believe the proposed plans create an attractive property in keeping with other properties in Meadway which will compliment the streetscene.

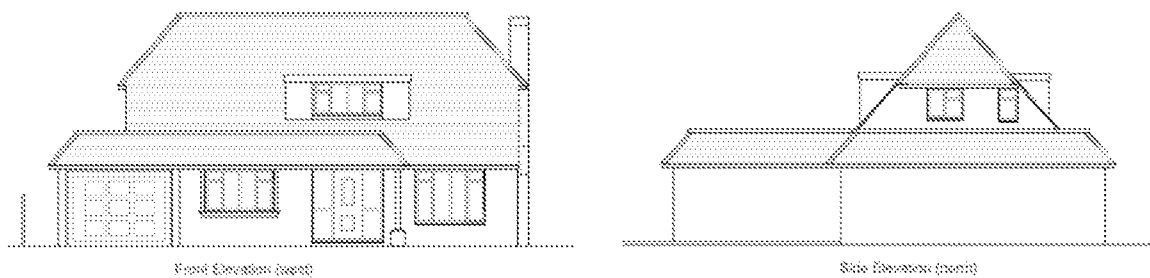
Appendix A –examples of similar properties in Meadway



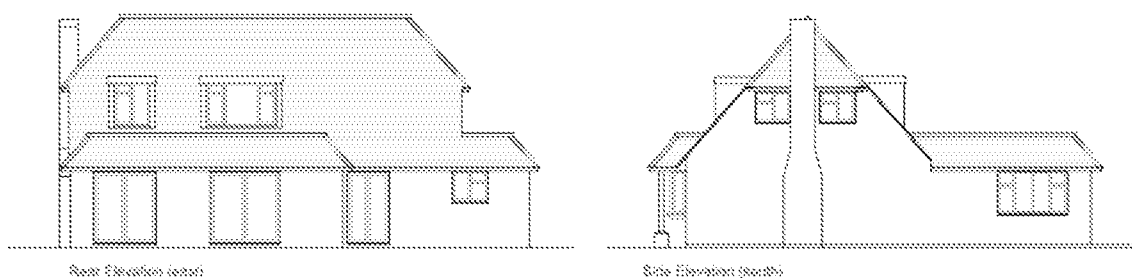
12 Meadway



7 Meadway



Elevations (1:50)



3 Meadway



Ceres Meadway