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Sent: 09 April 2019 17:58
To: Planning.Responses
Subject: Y/15/19/HH

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The application is for a rear single storey extension to a property which is located within the Yapton: Church Road/Main Road Conservation Area.

Properties in the immediate area are mostly two storeys, and are either constructed from brick or painted render with clay tile or slate roofs.

The property affected by the application is set back at a right angle to the road (in contrast to the surrounding buildings), and is partly screened by vegetation. It is constructed from brick with a tiled roof, with what looks to be a fairly modern garage attached to the elevation fronting on to the road.

The proposed extension is small in scale, and will appear subservient to the host dwelling. Further, it will also not be visible from the public highway.

As a consequence, it is considered that the proposed extension will not harm the Character or appearance of the Conservation area.

Reference is made to the fact that the materials will match the existing, but it is recommended that a condition should be prepared which ensures that this occurs, if you are minded to approve the application.