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Development Management
North Lincs Council
Civic Centre
Scunthorpe
North Lincolnshire
DN16 1AB

03 October 2013

Dear Sirs,

Re..... Two storey pitched roof extension to form additional living accommodation at Sunset Cottage, Medge Hall, Thorne, Doncaster DN8 5SP

SUPPORTING STATEMENT

With reference to the above, I would confirm that the existing two bedroom dwelling is to be increased in size so as to accommodate the growing needs of my clients family. The existing living accommodation, particularly the number of bedrooms, are proving inadequate both in terms of space and conformance with current Building Regulations, particularly heat and energy loss and therefore requires improvement.

As part of the scheme, it is intended to provide an additional three bedrooms, an en-suite bathroom and dressing room. The amount of additional floor space is adequate to accommodate the families immediate needs. There are five children ranging in age from six to thirteen.

The proposal involves building above the existing kitchen and extending out a further 4.2m. In total, the footprint of the dwelling will be increased by 32.4m².

The proposal has been designed so as to sit comfortably with the existing dwelling. The existing design features (dentil brickwork, decorative brick corbels, sash windows, gables and slate roof) have been replicated in the extension. The overall affect results in the extension blending nicely onto the donor dwelling without it being over-dominant. The proposal is attractive, justified and meets the demands of a growing family.

There are no privacy issues raised from the proposal. The proposal site is extremely isolated and there are no immediate neighbours.

The massing of the extended dwelling is in proportion to the original and sits comfortably within the extremely large plot.

The plot is substantially hidden from public view by the railway embankment and the Stainforth Canal, both of which are raised higher than the proposal plot.

Medge Hall has an eclectic mix of houses and bungalows, with varying styles, roof shapes and orientation. Many of these have been extended.

There is therefore no reason to feel that this proposal will be "out of character" with its neighbours, the village or even the host property itself.

Yours faithfully,

D J Birkinshaw

D J Birkinshaw for **CRB Drawing Services Ltd**