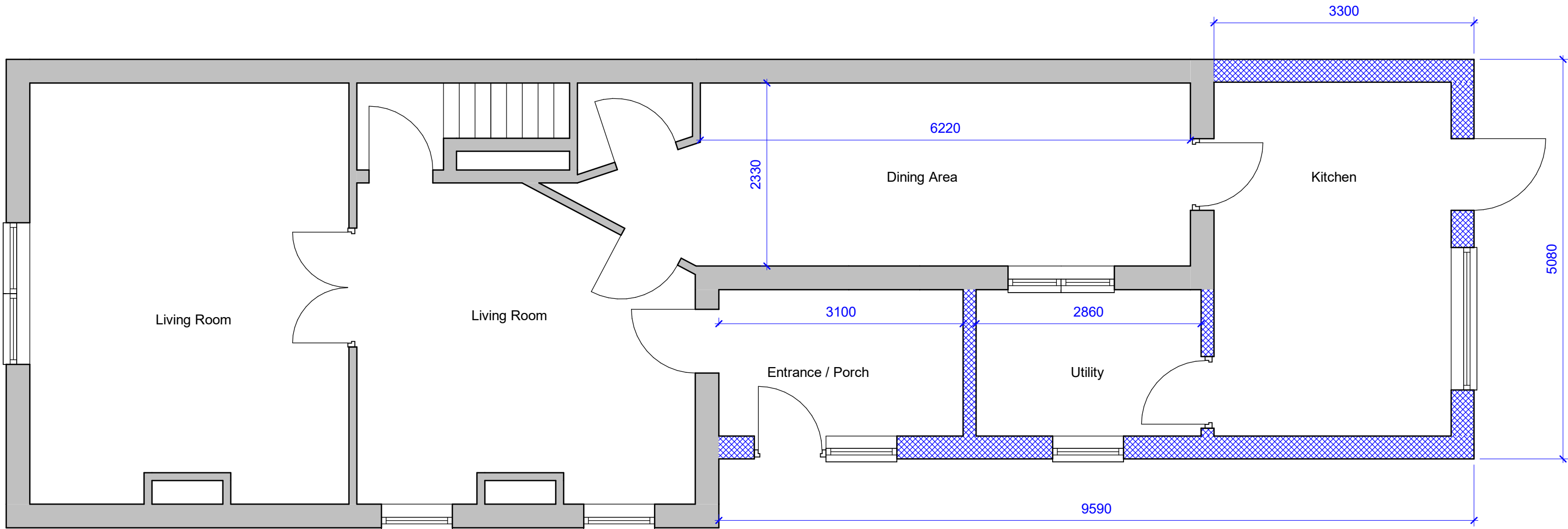


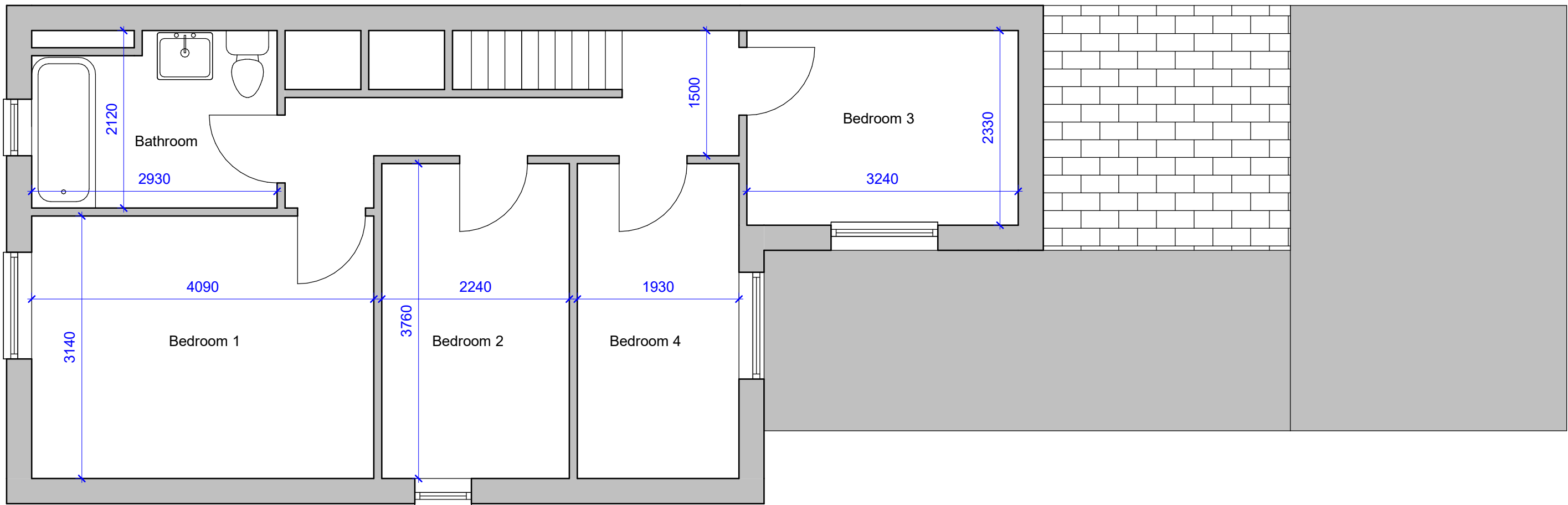


PROPOSED GF PLAN
1 : 50

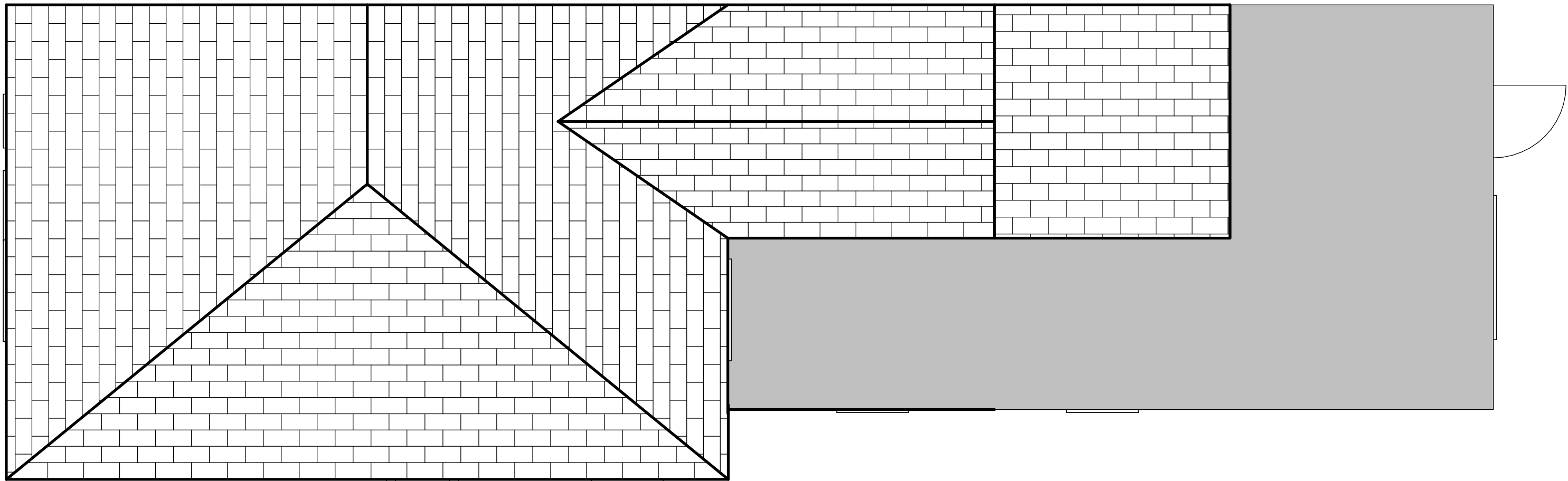
1. To address concerns about the projection limits, we have reduced the scale of the extension to align with the Council's SPD for residential development. The new design ensures the extension remains within the allowable 4-metre projection for single-storey rear extensions on detached properties. This modification mitigates any potential undue loss of light and outlook for the occupants of number 12 Regent Street, ensuring the extension is not overbearing on the neighbouring rear garden.

2. We have also reduced the overall height of the extension from 2.9 metres to 2.8 metres. This new height is more in line with permitted development standards and ensures the extension is not unduly visible above the boundary treatment. The reduction in height further minimises any potential visual impact on neighbouring properties, ensuring a harmonious relationship with the surrounding built environment.

3. In response to concerns about the variety of roof forms and materials, we have simplified the design to incorporate a single roof type—a flat cold roof. This uniform roof design complements the existing dwelling and aligns with the architectural character of the area. The use of a flat cold roof also reduces the visual prominence of the extension, especially given the property's corner plot location.



PROPOSED FF PLAN
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PROPOSED ROOF PLAN
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