

## **Planning Statement**

During the early 2000's 38 Almeys Lane was used as a market rental property, which never found a family that could afford to pay the rent consistently. The rental value was so low that the property became a money pit, a slowly depreciating structure with large hedges blocked the footpath and poor fencing that became a security issue for surrounding neighbours.

38 Almeys Lane is now a small Bed Sit style HMO and provides a niche in the market for young professional looking for medium term accommodation, whilst either working within the area through apprenticeships at Caterpillar or Triumph for example or whilst saving for long term purchase or rental accommodation. It has proven to be a popular location and demand is high. This has led to internal and external investment that has benefitted the wider area.

This proposal intends to extend on the success and provide a further two units of accommodation with parking for most of the residents, even if they all have a car. It is well located for busses and the local town. The extension itself matches the surrounding area and existing house but is subservient to it.

We hope that the proposal will enable us to release funds to renew the driveway, replace the slate roof and improve the thermal efficiency of the building with new external insulation and render.

The result will be an increase in affordable housing, a regulated landlord and property, improved street scene and decreased Co2 emissions. I hope this statement sufficiently highlights the benefits of this minor development.