

# PLANNING STATEMENT

---

Relating to the submitted application:-

9 West End

Barton in the Beans

Nuneaton

CV13 0DG

---

## Use

The village of Barton in the Beans is semi-rural in character having a mix of buildings and is essentially domestic in scale.

The site – No. 9 West End sits on the west side of the road and has views at the rear of the property across open fields.

## Amount

The proposal is for the existing garage door to be in filled with new single leaf access door/masonry and existing flat roof with parapet removed and new mono pitch roof constructed.

## Layout

The proposal does not affect the layout of the site. Access arrangements will remain the same..

## Scale

The scale and massing of the property has been reduced, compared to the existing flat roof with parapet wall. The overall height is sympathetic to the existing building and is not overbearing and imposing on the neighbouring property.

# SKETCH

DESIGN + PLANNING

## Appearance

The proposal has been designed to be sympathetic to the existing building and not overbearing or imposing on neighbouring properties. The existing parapet wall to the existing flat has been removed to produce a consistent and cohesive elevation, which is more in keeping with the existing property. The ceiling within the space will be vaulted and therefore the opportunity for roof windows provides much needed natural light.

## Access

The proposal does not alter the vehicular access onto the site and access arrangements into the house will remain the same.