

We received planning consent for a new dwelling on this site, reference 65246 during March 2020. Before this, we received approval 63866 to refurbish the existing structure, adding dormers to the front and rear to increase the headroom at first floor.

We now consider it would be completely feasible to initially refurbish the existing structure, increasing it's height as previously approved.

First, the floor joists would be reinstated, with lateral restraint straps to brace the existing side walls.

The roof timbers are still in place restraining both apex, and these would either be replaced or strengthened as would have been the case with any refurbishment.

Internal walls would then be constructed, to strengthen the original structure and create a robust base on which to add the proposed extensions.

The same principle was applied to the most recent planning approval, your reference 65461, and works have already commenced on site.

To revert to applying for a new build at this stage is not an option, due to the current progress.