Ingledene Supporting Statement

Internal amendments

During the course of the development and the construction of the internal first floor walls it was apparent that the first floor 2nd bedroom is very large and could be split to form an additional bedroom. Having added the additional door and amending the internal walls to the design the new smaller bedroom would be 6.6sq.m (which is over the minimum size for an adult single bedroom) and the other bedroom would be 9sq.m excluding the storage over the stair.

Highways

We note that the drawing changes the property from a two bedroom detached dwelling to a three bedroom detached dwelling. In the original planning application parking was provided for the existing three-bedroom dwelling Ingledene. Ingledene had two garages and one car parking space. The proposal removed the garages and replaced them with two car parking spaces. The highways department commented on this in their letter relating to the application dated 10 May 2024 (attached) stating the following:

"The property is a detached 3 bedroom dwelling which would normally require a maximum of 3 parking spaces in accordance with LPGN 16. However, the provision of 2 off road parking spaces would be considered acceptable given the sustainable location of the site."

Given that the proposed dwelling is in the same sustainable location we trust that the Highways Department will continue to find it acceptable that the proposed two car parking spaces are sufficient for the revision making the proposed dwelling a three bedroom house.