



Herefordshire Council  
Planning Services  
Plough Lane  
Hereford

6 January 2025

Dear Sirs

**Planning Application: Demolition of existing conservatory and erection of single storey extensions at The Bungalow Ganarew Farm Ganarew**

Please find attached a copy of the above planning application.

The bungalow is a modest single storey red brick dwelling constructed circa 1970's with concrete tiles. It sits within a former farm complex which is now redundant and lies within a large garden. The bungalow has a low pitched roof and in design terms has little architectural merit.

It is proposed to demolish the existing conservatory and construct a single storey rear and side extension to create a further two bedrooms, open plan kitchen/diner/sitting room with a small family snug to the side. To keep the roof pitch low this takes the form of two gable extensions linked by a flat roof with inset lighting.

At present the building is in need of substantial updating and the proposals allow for a sustainable build including the introduction of thermal insulation, double and triple glazed windows and an air sourced heat pump.

Given the location and single storey nature of the proposals there is no negative impact on residential amenity from neighbouring properties and the garden is of sufficient size to comfortably accommodate the proposed extensions.

Should you have any queries or wish to meet or discuss the proposal please do not hesitate to contact me.

Yours faithfully



Julie Joseph MRTPI

Planning Consultant