HIGHGATE HOUSE

June 2026
Rev. A

Cover Letter

1.

Planning Department

Amber Valley Borough Council

Dear Sir / Madam,

Householder Planning Application
Highgate House, Burley Hill, Allestree
Proposed link building between dwelling and garage

Please find enclosed a householder planning application for the proposed construction of a small link building between the existing dwelling and garage at Highgate House, Burley Hill, Allestree.

The proposal has arisen from the occupant's need for improved, level, sheltered access between the house and garage due to changing mobility needs. The intention is to support the continued comfortable and practical use of the home, allowing day-to-day movement between the two buildings to be safer, easier, and more manageable all year round.

The proposal seeks to provide a modest, functional connection between the house and garage. The link has been designed as a clearly subservient addition, with a lower ridge height so that the principal dwelling and garage remain visually dominant. The detailing has been considered to sit comfortably within the established character of the property, including arched window forms that relate to the main frontage and a chamfered brick plinth detail to match the existing house and garage.

The works are limited in scale and located within the existing domestic curtilage. The proposal does not materially alter the wider street scene and is considered to preserve the character and appearance of the host dwelling and its immediate setting. Existing access arrangements are retained, with localised re-grading of the resin surface around the access to provide level access.

The application is supported by the following drawings:

- 003.004.1-(08)002 P1 - Block Plans
- 003.004.1-(08)003 P1 - Existing Plans
- 003.004.1-(08)101 P1 - Proposed Plans

We trust the enclosed information is sufficient to validate and assess the application. Please contact us if any further information is required.

Yours faithfully,

LB Brickwork & Construction