

Planning Statement for Permitted Development Application

Prepared for: Mr R Bygraves

Planning Statement for Permitted Development Application

Address: 27 The Kiln, RH10 0LU

Proposal: Single Storey Rear Extension

Introduction:

This planning statement is submitted in support of a permitted development application for a single storey rear extension at 27 The Kiln, RH10 0LU. The proposed development falls within the parameters set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Site Description:

27 The Kiln is a residential property located in a suburban area. The property is not situated within a conservation area, nor is it a listed building. The surrounding area is predominantly residential with similar properties.



Front of the Property



Rear of the Property

Proposal Details:

The proposed single storey rear extension will:

- Extend 3 meters from the original rear wall of the house.
- Have a maximum height of 3.350 meters.
- Use materials that match the existing property to ensure visual continuity.

Materials:

The materials for the proposed extension have been carefully selected to match the existing property and ensure a seamless integration. These include:

- **Walls:** The extension will have render which will match the existing house in both color and texture.
- **Roof:** The roof will have a partial tiled pitched roof which will then continue to be a partial flat roof with integrated flat roof windows with a high-quality felt or EPDM rubber membrane, ensuring durability and weather resistance.
- **Windows and Doors:** The doors will be Aluminium with a white finish, matching the existing windows and doors of the property. They will also be double-glazed to enhance energy efficiency.
- **Guttering and Downpipes:** The guttering and downpipes will be in black UPVC, consistent with the existing fittings on the property.

Compliance with Permitted Development Rights:

The proposed extension complies with the criteria for permitted development as outlined in the technical guidance and does not require Planning permission:

- The extension does not exceed the maximum allowed depth of 3 meters for a terraced or semi-detached house
- As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- The height of the extension does not exceed 4 meters.
- The materials used will be similar in appearance to those of the existing house.
- The extension will not cover more than 50% of the garden area.

Impact on Neighbours:

The proposed extension has been designed to minimize any impact on neighbouring properties. The extension will not result in any loss of light or privacy to adjacent properties.

Conclusion:

The proposed single storey extension satisfies all the relevant criteria of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, is permitted development and thus does not require planning permission. The erection of the proposed extension would therefore be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 (as amended) and a positive Certificate of Lawful Development for the proposed extension should be granted.