



Planning Statement

94 PRIORY WAY, HAYWARDS HEATH

This planning statement is submitted in support of the application for a Lawful Development Certificate for a single storey rear extension. The site is not within a Conservation Area or within Article 2(3) land or subject to an Article 4 Direction.

Use

94 Priory Way is an existing residential dwelling (Use Class C3a) and the proposal is to add a single storey rear extension.

Permitted Development Guidance

The proposal for the extension conforms to the relevant guidance for permitted development as listed below:

- No more than half the area of land around the original house would be covered by additions or other buildings
- The materials will be similar in appearance to the existing house
- If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development
- Cannot exceed four metres in height
- Can only be a single storey
- It does not extend beyond 4m from the rear elevation (detached house)

Proposal

The proposal is to add a new single storey rear extension to provide a larger kitchen. The mono pitch roof is proposed to be finished in low profile roof tiles. The walls will be brick to match the existing. There is one roof light. The eaves are 2.4m from the ground level and the roof height where it abuts the existing rear wall is 3.5m.

Summary

We believe a lawful development certificate should be granted on the basis of the information in this statement and the accompanying plans of the proposal.