

Planning Statement

Introduction

This Planning Statement accompanies the householder planning application for the construction of a single-storey rear extension at 12 Southdown Close. The proposal is a revision of a previously approved planning permission (Ref. DM/21/1462), which has since expired.

Proposed Development

The proposal comprises the construction of a modest single-storey rear extension together with associated internal alterations to improve the functionality and layout of the existing dwelling and decking externally. In respect to works to the original dwelling- all existing windows and doors are to be replaced, the timber cladding on the west elevation will be replaced and installation of PV and ASHP.

The extension has been designed in accordance with the dimensional principles set out within Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In all respects other than the eaves height, the proposal aligns with the limitations that would ordinarily permit the development to proceed without the need for a planning application.

Owing to the unusually low existing eaves level of the dwelling, the proposed extension will have an eaves height that marginally exceeds that of the existing building. This technical departure from the permitted development criteria is the reason why planning permission is being sought.

The proposed extension projects approximately 3.0 metres beyond the existing rear elevation, comfortably within the 4.0-metre projection permitted for detached dwellings under permitted development rights. Furthermore, the dwelling and proposed extension together occupy approximately 25% of the site, well below the 50% site coverage limitation applicable to household permitted development.

The internal reconfiguration is to create accessible bathrooms, widen doorways and create more space to enable better use by a wheelchair user.

Design and Materials

The extension has been designed to complement the appearance of the existing dwelling through the use of sympathetic materials and detailing. External walls will be

constructed in facing brick to match the existing dwelling as closely as practicable. The roof will comprise a black flat roofing membrane, while all new windows and doors will be finished in white powder-coated aluminium, replacing the existing white uPVC units and maintaining the established appearance of the property while providing a durable, contemporary finish.

Impact on the Surrounding Area

During the determination of the previous application, the case officer noted that the proposed extension would not be visible from the public realm. This remains the case, as the extension is located wholly to the rear of the property and will have no material effect on the character or appearance of the street scene. The scale, form and siting of the extension have been carefully considered to ensure that it remains subordinate to the existing dwelling and preserves the character of the surrounding residential area. Given its modest size and rearward location, the proposal is not considered to result in any unacceptable impact on the amenities of neighbouring occupiers through overlooking, overshadowing, overbearing impact or loss of outlook.

Conclusion

The proposal represents a modest, high-quality extension to an existing dwelling that previously benefited from planning permission. The need for planning permission arises from the proposed eaves height exceeding that of the existing dwelling—a consequence of the property's unusually low existing eaves rather than the overall scale or massing of the extension.

The proposed development is considered to be sympathetic to the host dwelling, respectful of the surrounding area and consistent with the objectives of both the Development Plan and the National Planning Policy Framework. It is therefore respectfully submitted and that planning permission should be granted.