

Planning Statement

INTRODUCTION:

This Planning Statement has been prepared by Victoria Mustard Architects to accompany our application for a Certificate of Lawful Development for a proposed single storey rear extension.

RELEVANT RECENT PLANNING HISTORY:

DM/21/1814 Application for a two storey rear extension. Permission Granted.

This work was not done at the time.

SITE AND CONTEXT:

1 Collingwood Close is located at the junction of Collingwood Close and Victoria Way. Harwoods Lane is immediately to the East of the site.

The site is part of a built up urban area, and has no designations.

THE PROPOSAL:

The site is currently used as a private family dwelling, and the proposed rear extension is to provide much needed additional family living space.

PERMITTED DEVELOPMENT COMPLIANCE:

The proposal is single storey only.

The extension projects no more than 3m from the rear of the dwelling-house.

The mono pitch roof has a ridge height of less than 3.5m (the maximum allowable height is 4m)

The eaves height is lower than the maximum of 3m .

CONCLUSION:

The extension complies with Permitted Development guidelines and does not directly affect any neighbours.



Front elevation viewed from the driveway on Collingwood Close



Side elevation viewed from Harwoods Lane



Rear elevation from garden



Rear of house looking towards Harwoods Lane