

INTRODUCTION:

This application for a Certificate of Lawful Development has been prepared by Victoria Mustard Architects on behalf of the owner occupant.

THE SITE:

No.1 is a detached house with detached double garage, located at the end of a cul-de-sac within a small development in East Grinstead.

PROPOSAL:

A new side porch extension to provide a weather tight and secure connection between the main house and detached double garage.

Materials are to match existing. featuring matching facing brick finish, matching white framed windows and matching roof tiles. The proposed hipped roof is to match the existing front roofs, replicating the hipped arrangement that currently wraps around the front elevation, for visual continuity.

PLANNING HISTORY:

02/02444/FUL Approval for front extension

PERMITTED DEVELOPMENT:

This application is made under Class A:

- The porch extension does not project beyond the front walls forming the principal elevation of the original dwellinghouse.
- The porch extension eaves height is no higher than the existing eaves height.
- The porch extension width is less than half of the width of the existing dwellinghouse.

CONCLUSION:

The proposed porch extension complies with the Permitted Development Class A restrictions.

The porch is to be constructed with matching materials that will be sympathetic to the original dwellinghouse.



View of front of 1 Dexter Drive



View of side of 1 Dexter Drive



View of detached garage



Rear view of garage & house