



# Planning Statement

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## 50 VALE ROAD, HAYWARDS HEATH

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

### Use

50 Vale Road is an existing residential dwelling (Use Class C3a) and the proposal is to add a single storey side 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 3m from the rear elevation (semi-detached house)

### Proposal

The proposal is to add a new single storey side extension to provide a larger kitchen. The roof is proposed to be finished in felt with stone chippings or GRP. The walls will match the existing - brick and white render. 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 3m. The hip to gable roof extension with loft conversion was granted approval on 01 July 2025 (ref: DM/25/0811). Unfortunately, the previously approved single storey side extension could not be constructed due to the location of a public surface water sewer. This new proposal has been accepted by Southern Water.

### 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.