

# Planning Statement

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## 1. Introduction

This application seeks permission for a rear extension to a semi-detached dwelling.

## 2. Policy Context

The proposal complies with the NPPF, supporting sustainable development, high-quality design, and protection of residential amenity.

## 3. Assessment

- Scale and Design: Subservient and appropriate
- Character: In keeping with surrounding area
- Amenity: No harm to neighbours
- Sustainability: Improved energy efficiency

## 4. Precedent

Similar development in the area, including approved schemes nearby, demonstrates acceptability.

## 5. Conclusion

The proposal is compliant with local and national planning policy and approval is respectfully requested.