

# Planning Statement

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## **Proposed Single Storey Rear Extension**

2 Chantlers Close  
East Grinstead  
West Sussex  
RH19 1LU

Prepared by Tony Ryder Design

## **1. Introduction**

This Planning Statement has been prepared in support of a Full Planning Permission application for the erection of a single-storey rear extension and associated internal alterations at 2 Chantlers Close, East Grinstead. The proposal will provide improved family accommodation through the creation of an enlarged open-plan kitchen and dining area whilst respecting the character of the existing dwelling and neighbouring properties.

## **2. The Site**

The application site comprises a detached dwelling within an established residential cul-de-sac. The property benefits from a private rear garden and sits amongst similar residential properties.

## **3. The Proposal**

The proposal comprises a single-storey rear extension with a single pitched roof incorporating two rooflights, new rear glazed doors, and internal alterations to create an enlarged kitchen/dining space together with reconfiguration of the utility, WC and study. The extension projects approximately 2.7m from the existing rear elevation and spans approximately 7.24m across the rear of the dwelling.

## **4. Design**

The extension has been designed as a simple, contemporary and subservient addition using matching brickwork, white uPVC windows and doors, black rainwater goods, white fascias/soffits and a grey single-ply membrane roof.

## **5. Scale and Appearance**

The extension remains subordinate to the host dwelling through its single-storey form and low flat roof. As it is located to the rear it will have negligible impact on the street scene.

## **6. Residential Amenity**

The proposal has been carefully designed to avoid unacceptable impacts on neighbouring properties. The single-storey height and modest projection minimise any effect on daylight, outlook and privacy.

## **7. Planning Policy**

The proposal accords with the National Planning Policy Framework, particularly the objective of achieving well-designed places, together with the design and residential amenity objectives of the Mid Sussex District Plan.

## **8. Conclusion**

The proposed extension is a high-quality, proportionate addition that respects the character of the existing dwelling, safeguards neighbouring amenity and provides improved living accommodation. Planning permission is respectfully requested.

## **Drawing References**

TRD-41-01A – Floor Plans

TRD-41-02A – Elevations, Block Plan & Section