

Planning Statement

Application: Householder planning permission for a single-storey rear extension.

Proposal

The extension increases the dwelling by approximately 20m² while respecting the scale and character of the host property.

Planning Assessment

The proposal is located to the rear, is subordinate to the existing dwelling, uses complementary materials and preserves neighbouring amenity through its height and siting.

Character

The extension is not prominent within the street scene and reflects the established residential character.

Residential Amenity

No unacceptable overlooking, loss of light or overbearing impacts are anticipated owing to the single-storey form and rear location.

Conclusion

The proposal represents sustainable domestic development and is considered compliant with the aims of the local development plan and the NPPF for high quality design.