LEGEND

- Red perimeter line shows Site Boundary

Planning Statement – Proposed Single-Storey Rear Infill Extension

The proposal is for a modest, single-storey extension to the rear of the dwelling. The existing external wall would be extended by approximately 3 metres, bringing it to within approximately 800mm of the rear wall of the adjoining garage, retaining a gap to allow for a gate providing access to the garden. The existing stepped section, or "dogleg", would also be brought out to the same building line. This would rationalise the existing irregular rear footprint and allow the formation of an open-plan kitchen and dining area better suited to the needs of the family.

The original dwelling has a stepped rear elevation. Government guidance confirms that, where the original rear wall of a dwelling-house is stepped, each element of that stepped elevation constitutes a rear wall of the original dwelling-house. The relevant extension limits are therefore applied from each original rear wall that the proposed development extends beyond. The submitted drawing identifies these original rear walls and shows the proposed projection from each.

The extension would remain single storey and would have a flat EPDM roof concealed behind a parapet. Its overall height, eaves height and relationship with the site boundaries are shown on the submitted drawings and are intended to remain within the applicable limitations of Class A, Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The external walls would be finished in brickwork selected to closely match the colour, texture and bond of the existing dwelling. The parapet detailing, rainwater goods and other external finishes would also be chosen to complement the age and character of the house. This accords with the Class A requirement for exterior materials to be of a similar appearance to those used on the existing dwelling.

Internally, two goalpost steel frames with an associated connecting beam are proposed to support the retained structure following the removal of the existing external walls. These structural works will be designed by a suitably qualified structural engineer and dealt with separately under the Building Regulations.

For the reasons set out above, and subject to compliance with all other applicable Class A limitations and conditions, the proposed development is considered to fall within the permitted development rights of the dwelling-house.

Same flag as before still applies: 3 metres sits right at the Class A limit for an attached dwelling-house, so it's worth confirming which category this property falls into and that the drawings show no margin over that figure.

N

0m 10m 30m 50m

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Notes:

1. ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE.

2. THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS & ALL OTHER CONSULTANTS DRAWINGS.

3. ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE BY THE CONTRACTOR BEFORE COMMENCING ANY WORK.

Project:

Rear Extension - 44 The Dale

Title:

LOCATION PLAN

Scale:	1:1250
Drawn By:	JB
Approved:	N/A
Date Drawn:	04/07/26
Revisions:	Rev A

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