**PLANNING STATEMENT**

**36 CHIPSTEAD LANE**

**RIVERHEAD**

**KENT**

**TN13 2AG**

**PROPOSAL**

Two storey rear extension

**STATUS**

Riverhead Conservation Area

**PRE-APPLICATION ADVICE**

Reference: **PA/20/00425** Dated **5 January 2021**

No proposal for a loft conversion or dormer window – chimney to be removed internally, chimney stack to be supported within the loft space.

External Chimney Stack to remain

The proposed rear extension has been designed to be sympathetic and proportionate to the host dwelling and designed so that it will not result in excessive overlooking or visual intrusion or result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties.

The extension will project 3.00 metres (and not 4.00 metres as originally proposed)

The extension will be set of the boundary by 850mm to align with the existing projecting chimney. The adjoining windows are kitchen and bathroom as annotated on the drawings.

A further first floor extension will project 1.50 metres to enlarge the middle bedroom

The extensions will improve the current room sizes to make them more suitable for modern family living.