

Planning Statement for: **Myrtle Tree Cottage, Portway Hill, Lamyatt, Somerset BA4 6NP**

Application number: **2022/0495/CLP**

I propose to convert the existing coal bunker into an ancillary downstairs cloakroom with WC and handwashing facilities. This is all part of a detached residential house.

The reasons I believe this to be lawful are that:

- The proposed dimensions of the new rear extension are 1300mm deep x 2400mm wide. When added to the existing rear extension will still fall well within Permitted Development Rights (Neighbour Consultation Scheme)
- The existing single storey garden room and utility room (see plans) currently extend from the back of the original dwelling house by 5100mm. With the 1300mm additional extension, this will be a total of 6400mm, extending from the original dwelling house. Therefore, well within the limit of the 8000mm allowable for a detached house
- The proposed cloakroom width is only 2400mm, therefore the total enlargement will also be well within the limits. These being 50% of the total area of the curtilage
- The proposed development is within 2000mm of the boundary. However, in order for the new roof to connect with the existing utility room roof, it will have a maximum height of 2910mm (3000mm being the limit). The eaves height will be 2130mm
- The building will be constructed of local Cary stone to match the original house. A slate roof will be fitted to also match the original roof