

PLANNING STATEMENT

PROPOSED SINGLE-STOREY PITCHED ROOF REAR EXTENSION AT: **2 Kennett Cottages, Chillerton, Isle of Wight, PO30 3BR**

JULY 2022

PREPARED BY



HOX HOUSE DESIGN STUDIO

This application seeks to extend the existing property at 2 Kennett Cottages, Chillerton to accommodate an additional ground floor room to the rear of the dwelling.

The proposal is a simple, pitched roof addition constructed in materials to match the existing property. The location inside the Isle of Wight AONB has determined the requirement of a Householder planning application for a proposal commonly acceptable under Permitted Development rights. For this reason, proposed fixed rooflights installed on both sides of the pitched roof will be fitted with interior blackout blinds to prevent excessive light pollution.

The proposal includes the relocation of a small, existing Hawthorn tree, towards the rear of the garden. The client is particularly fond of this tree and as such has already sought advice on the feasibility of the relocation which will likely take place once a contractor has been instructed on site.

The scale and mass of the extension does not appear to be overly dominant within the context of the rear elevation and no more overbearing than a common conservatory structure that would ultimately contain much more opportunity for light spillage through a glazed roof.

The proposal presents no further lack of privacy to neighboring properties, nor does it negatively impact the local character or street scene in Chillerton.



Existing Hawthorn Tree.