



Planning Statement

For

Two storey side / rear extension

24 Parkview



Prepared by Tim Moll Architecture Ltd

INTRODUCTION

This planning statement accompanies an application to extend and improve a dwelling.

The statement has been written to meet the requirements of Article 4C of the town and Country Planning (General Development Procedure) Order 1995 (as amended).

As this is a proposal for extensions, some aspects such as the social and economic context are of limited applicability.

PLANNING HISTORY

It is not thought that this dwelling has been the subject of a recent planning application.

SITE ANALYSIS AND EVALUATION

The site is occupied with a dwelling.

There are no listed buildings either on the Site or within close proximity. The plot is large, and the proposals would not present over development.

PLANNING

The proposal requires planning permission, as it falls outside permitted development parameters.

PROPOSALS

The proposal is to demolish a single storey side structure and construct a two storey extension on the same footprint but extending to the rear 2m beyond the back of the house.

SIZE OF DEVELOPMENT

The proposed extension has a footprint of around 20m².

SCALE

The proposals have been designed to be modest in appearance.

LANDSCAPING

N/a

DESIGN

The proposals have been designed to provide a contemporary appearance with Hardieplank wall cladding, matching roof tiles and upvc joinery.

ACCESS

Car provision. There is ample car parking available on the front drive to the main house.

Inclusive access - As this application is for alterations to a single dwelling, the reference to wider consultation in the regulations is not applicable.

The scheme will accord with Part M of the Building Regulations.

Emergency vehicles would be able to gain access to the building.

The environment agency website has been checked. This shows that there is no risk from flooding.