

PLANNING STATEMENT

5 BROOKSIDE, CHIPPING, HERTS SG9 0PH

General Property Details

The property is a semi-detached chalet bungalow with both an integral and stand alone garage. The property has sufficient hard standing area at the front to accommodate 3 parking spaces in addition to the garaging specified above. The property has double glazed PVC windows and doors throughout and there are a variety of pitched and small flat roof areas. There is a large rear garden which has both hard and soft planted areas along with paved patio and garden shed. There is a side access path from the front to the rear of the property which will remain unchanged. The existing property faces onto an access road with a brook located on the opposite side.

Proposal

The proposal is to construct a small ground floor rear extension to the existing kitchen area. This will involve the removal of two internal walls. The proposed extension will be built using concrete block work and the external surface will be rendered and painted to match existing. The extension will have a flat warm roof with a glass rooflight positioned as shown on attached drawing DB/MS/100. There will be a set of opening French doors to the garden set in the position as shown on drawing. The proposed new extension will require the removal of the existing timber decking. All external doors will be white PVC double glazed to match the existing property. The proposed new rooflight will also be PVC and will match the existing external finishes.

The new flat roof area will have a liquid waterproof membrane applied to the external surface.

General

All new construction will be entirely on the owner's property and no new structure will overhang the existing boundary line.

The existing timber boundary fences will be maintained and no alteration to boundary fence is proposed.

The proposal involves the installation of 2 new support steel beams which will enable the kitchen and dining area to become one open space.

DB/15/06/22