



Front elevation – porch and garage door infill



Kitchen/diner lean-to extension on patio area

Proposed single storey kitchen/diner extension to rear, plus porch and partial garage infill

The project comprises

Rear:

- 3.9 x 8.2m single storey extension with a low pitch roof incorporating rooflights, <3m to eaves, <4m to abutment

Front:

- Enclosure of existing small recessed porch (set back in line with garage)
- replace one half of the double garage with a habitable room to accommodate an enlarged utility (1 garage parking space retained)

Materials are proposed to remain in keeping with the existing materials on the building, being of similar colour and appearance.

The overall size and nature of each of these elements individually are believed to fall within Permitted Development guidance; this Planning submission seeks to confirm PD remains applicable via a 'Certificate of Lawfulness' when viewed collectively.

The above assessment is intended to be proportionate to the nature of this Lawful Development application and is offered without prejudice to formal scrutiny under this submission.



Kitchen/diner extension