

PLANNING STATEMENT

37 Dorel Close, Luton, LU2 7JH

Lawful Development for Loft Conversion with Rear Dormer Extension, Single Storey Side and Rear Extension and Front Porch

This planning statement is in support of a lawful development for a proposed use in relating to extension works to the above-mentioned property.

The proposal consists of a loft conversion with rear dormer extension with all materials to match existing. 2no roof lights to the front roof slope. The proposed extension is within the volumetric allowance. No part of the dormer over sails the boundaries.

The proposed ground floor side and rear extension provides increased living spaces and the flat roof is no more than 3m high. The side extension is no more than half the width of the original building. The rear extension projects no more than 3m from the rear wall.

The proposed front porch is no more than three square meters and no more than 3m high.

The proposals are within the allowances under lawful development policies.