

32, Hyatt Place,
Shepton Mallet,
Somerset,
BA4 5XY.

Planning Statement

Our Ref: DBPP/261023/04

Date: 01.12.2023

Issuance: *Planning Portal*

Description of Proposed Works: Single storey rear extension

The property has been developed, built and been continually in use as a residential dwelling and remains as such.

Why do you consider that a Lawful Development Certificate should be granted for this proposal:

The proposal falls within the permitted development criteria for a single storey rear extension onto a detached property. In particular:

- The proposed eaves is less than 3m above ground level (no more than 3m from ground level).
- The existing property is a semi detached home and the projection of the proposal is not more than 3m from the original rear wall.
- The eaves are no higher than existing and the roof highest point is lower than the existing ridge.
- The materials used in the construction of the proposal are similar to those used in the original/existing house. The roof is flat and not pitched so matching tiles are not suitable for use.

Please get in touch if further clarification required.

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