



**Darren Moore**  
Architectural Services Ltd

# BUILDING SPECIFICATION FOR A SINGLE STOREY EXTENSION AT

42 COLEMAN AVEUE  
HOVE  
EAST SUSSEX  
BN3 5NB



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## CONTEXT APPRAISAL

The application property is a semi-detached house built around the 1930's. Since the property was first built the only addition has been a conservatory to the rear. The proposal is to remove the conservatory and build a single storey extension, removing walls on the ground floor to create a preferred open-plan layout.

The proposed works would normally constitute permitted development, as the projection from the rear house wall is 3m, the overall height is below 4m and most external facing materials used in the external finish will match those of the existing property. However, the applicant wishes to have the bi-folding doors and the fascia boards to be dark grey to form a more-modern appearance. For this reason alone, it will be necessary to apply for house holder planning, as opposed to a certificate of lawful development.

The proposed extension will have a flat roof to minimise its bulk and will be set away from the adjoining owners boundary by the same amount as the conservatory which is to be demolished, (approximately 500mm), the proposed extension projects less into the garden than the existing conservatory too. It is considered that the proposed extension will have minimal impact upon its surroundings.