

PLANNING STATEMENT

37 Dorel Close, Luton, LU2 7JH

Householder planning application for a single storey side, two storey side extension, part two storey rear extension, front porch & Internal Remodelling Project

Design:

This planning statement is in support of a householder planning application for extension works to the above-mentioned property.

The intention is to extend the existing single dwelling in order to create additional bedrooms and living spaces adequate for a modern sized family.

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 proposed to extend close to the existing boundary line which mimics that of the neighbouring extensions. The roof design would be in keeping with the existing dwelling as well as adjacent extended properties.

A similar ground floor side extension has already been approved under a lawful development application.

The proposed front porch is now connected to the side extension in order to provide a little space to the proposed ground floor bedroom.

The rear extension is proposed to be a flat roof to reduce the visual bulk. The part two storey rear extension is set back away from a 45 degree line from the nearest neighbouring window.

The part two storey rear extension is proposed to project 3m to the rear. The ground floor rear extension is to project 6m from the rear main wall and permission for this has already been sought under the prior approval scheme.

The design is sympathetic to the host building and all proposed materials are to match the existing.

Parking:

The front drive/garden has an overall width of approximately 8.1m and can potentially accommodate 3 no car parking spaces, side by side at 2.6m wide per space. An existing drop kerb accommodates the space in front of the existing garage. This will be retained for the future use of the drive way.

The driveway is to be cleared and a water permeable surface to be installed. All rainwater to be discharged into a soakaway system and not to discharge into the existing rain water sewer system.