

## Planning and Sustainability Statement

Application number 24/00173/FUH

PLANNING PERMISSION: Erection of single storey side extension

AT: Fairways, Drayton Lane, Drayton Bassett, Tamworth, B78 3TS

22 February 2023

The context of the proposal is a detached residential dwelling house.

The proposal is a small single storey rear extension to provide a rear porch/garden room access to the garden with a balcony above to give views of the countryside to the rear of the property. The orientation of the balcony maintains the privacy of neighbours at the adjacent property at Lyndern Lea and the properties are shielded by tall mature hedges and shrubs. The owners of Lyndern Lea have stated that they are happy with the proposal.

At the front an additional roof dormer window is to be provided and an existing second dormer is to be repositioned to improved daylight to a first floor bedroom.

The proposal complies with national policy guidance due to its small scale and rear location with negligible impact on the environment.

The proposal meets the requirements of the Development Plan.

Due to the location of the proposal and its small scale it was not felt necessary to consult with the Local Planning Authority.