

**PLANNING STATEMENT**

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On behalf of Mr T Wright

**Single Storey Rear Extension**

**Lower Farm End Luton Road Markyate Herts AL3 8PZ**

21<sup>st</sup> March 2024

**By A P Whiteley Consultants Ltd**

Druid's Combe Farm Luxborough Watchet Somerset TA23 0SE

# A P Whiteley Consultants Ltd

## **Background**

The existing bungalow has never been extended, as confirmed most recently by the Case Officer within her delegated report on an application made at the end of 2023 to add a new storey – ref: 24/00211/UPA.

The application was ultimately refused permission, but she wrote the following [Page 5]:

*“ .....and the dwelling has not been previously extended, upwards or otherwise.”*

As such, this proposal would represent the first extension to be undertaken on the property.

## **Planning and Design Considerations**

Dacorum's Green Belt constraints recommend allowable extensions to properties of upwards of 30% of the overall footprint

In this case, we have a proposal which adheres to that figure, ie 29.6%.

The existing bungalow is in need of re-roofing and that work will shortly take place. It is assumed *that* in itself would not require permission since the site is not within the CA, or AONB etc etc.

It will be finished with natural slates to replace the current large plain concrete tiles which would allow it to more attractively match with the nearby detached garage. The proposed extension is also therefore to be covered with natural slates to match.

The height of the roof of the extension would remain below, and therefore subservient to, the host dwelling.

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The flank walls of the extension are indented from the flank walls of the main bungalow by just more than half a metre.

Planning permission was recently applied for and refused for a detached summerhouse to the north of the bungalow, since due to it being a standalone detached building, it was felt by the LPA that undue visual harm would result.

The proposed extension in contrast, would provide for that additional living area as a simple extension to the main bungalow.

There would be no visual impact from this extension, as it would not be seen from the public highway/footpath.

## **Conclusion**

Given the above, we hope and trust that this application will be considered favourably and of course if any additional information is required, we would be pleased to provide whatever might be considered necessary.

To that end, we look forward to the LPA's consideration of the scheme in due course.