

PROPOSED REAR SINGLE  
STOREY EXTENSION

PLANNING  
STATEMENT

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## INTRODUCTION

The proposal is for a rear single storey extension to an existing dwelling. Client approached us requesting better access and views to the garden and to extend the main family space which is currently split between existing lounge and kitchen.

## PLANNING POLICY

Its worth noting that most of the extension proposal is within permitted development as it projects out less than 6m from the original house but the area to the side and to the rear is within a grey area which requires planning permission.

Other design options were considered such as having the rear extension just to the rear, but this impedes access from the existing utility to the garden and our client has a dog which requires direct access from the garden to the utility room. Fortunately, our client's side is wide, and this proposal fills in some of the redundant space between the existing garage and house and so not seen as having any impact on the neighbours visually and also allows better views, light and access from the whole house to the garden.

Generally the proposal has no impact on the original house design as it is well set back having no impact on the street. The proposal also sits well within the existing site which has ample space for such a proposal.