

## SUPPORTING STATEMENT (Ref: SS-01)

The application relates to a detached dwellinghouse at 16 Blackberry Gardens within an established residential area.

Planning permission is sought for the erection of a single storey rear extension, projecting approximately 3.5 metres beyond the rear wall. The eaves height would be approximately 3.41 metres. The extension is modest in scale and subordinate to the existing dwelling.

A previous Lawful Development Certificate was refused as the proposal did not comply with permitted development limitations. This application should therefore be assessed on its planning merits.

The surrounding area comprises similar detached dwellings, and rear extensions of comparable scale are present within the locality. The proposal would therefore not appear out of character.

While the eaves height slightly exceeds 3 metres near the boundary, the development is single storey and limited in depth. It would not result in unacceptable loss of light, overbearing impact or loss of privacy to neighbouring properties.

The proposal is considered to comply with the objectives of Policy CP3 in terms of design and residential amenity. Planning permission is therefore respectfully requested.