

DESIGN STATEMENT

July 2026

INTRODUCTION

The existing dwelling currently has a sun room situated between the entrance hallway and the utility room, which cannot be utilised fully as it is a thoroughway between the two areas of the property.

The proposal is to extend to the rear to form a larger sun room and be able to access the utility from the hallway area. The existing wc will be increased in size to form a shower room.

DESIGN

The proposal is to extend to the rear of the property adjacent to the rear wall of the main two storey dwelling and the side of the single storey utility area. This will not impinge on any neighbouring property or any of the trees to the rear of the garden.

The existing flat roof above the adjoining single storey areas will be extended across the new extension to form a continuous design in keeping with the existing property.



View from rear garden

BIO-DIVERSITY NET GAIN

Due to the location of the proposed building and its construction where currently concrete paving exists, there will be no detriment to any trees, hedges or potential wildlife habitat on the site.

PARKING PROVISION

There is no change to the existing vehicular access and parking provision for the property

SUMMARY

In view of the siting of the proposed development, its minimal impact on the surroundings and neighbouring properties it is requested the local authority grant planning permission for the proposals.