

Planning Statement for Single-Storey Rear Extension

Job No: 2411
Job Name: 14 Dalby Close, Hurst
Issue Date: 21.02.2025
Client: Lee Milligan

This planning statement supports the proposal for a single-storey rear extension to the existing kitchen at 14 Dalby Close, Hurst. The extension has been designed to comply with permitted development rights as set out in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Proposal

The proposed extension will be single-storey with a glazed gable to the rear, a tiled roof, and brick walls to match the existing dwelling. The design ensures that the extension is in keeping with the character and appearance of the property.

The key design criteria are as follows:

Eaves height: Less than 3 metres

Total height: Less than 4 metres

Materials: Matching brickwork and roof tiles to ensure visual consistency with the existing house

Context and Justification

The detached property benefits from a large garden plot, allowing for sufficient amenity space to be retained following the construction of the extension. The proposed scheme is consistent with similar extensions in the local area, maintaining the established character of the street scene. The design ensures there is no adverse impact on neighbouring properties in terms of loss of light, privacy, or overbearing effects.

Permitted Development Compliance

The extension falls within the criteria of permitted development under Class A of Part 1, Schedule 2 of the GPDO 2015 (as amended), as it:

- Does not exceed the permitted height restrictions
- Is located at the rear of the dwelling
- Uses materials that are in keeping with the existing property
- Does not extend beyond the rear wall by more than the allowed limits for a single-storey extension

Given the above considerations, the proposal fully complies with permitted development rights and does not require a formal planning application.

Conclusion

The proposed extension is modest in scale, in keeping with the existing dwelling and surrounding properties, and meets all permitted development criteria. It will enhance the functionality of the home while maintaining the character of the area.