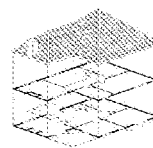


PLANNING STATEMENT

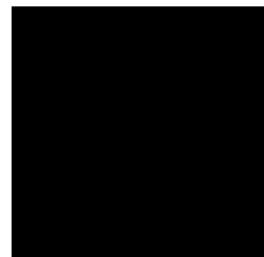
PROPOSED EXTENSION TO EXISTING OUTBUILDING

**FOR MR & MRS SKILTON
8 SEAVIEW AVENUE, EAST PRESTON**

ARCHITECTURAL DESIGN



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The existing garage outbuilding it is proposed to extend was granted planning permission in April 2009. Application reference EP/26/09/

It was erected in accordance with the approved drawings within 3 years of the permission being granted. Whilst the garage required planning permission due to it's size it is still an 'outbuilding', detached from and supplementary to the main house.

Extensions to 'outbuildings' should not require planning permission as long as they comply with the limitations set out within the permitted development guidance.

The proposed conservatory extension complies with the size limits set out for 'outbuildings' within the permitted development guidance (see the drawings included with this application for the proposed dimensions). It is also located behind the principle elevation of the main house and the total area of 'outbuildings' on the site is well below 50% of the land area available.

The building is not within designated land nor within the curtilage of a Listed Building.

The proposed extension complies with the 'permitted development' requirements in all respects and is therefore 'lawful'.