



Planning Statement

For

Single storey side extension.

Loft Conversion with hip to gable extension.

at

2 The Croft

East Preston

- The existing property is a detached bungalow.
- The single storey side extension measures 3.39m in width which is less than half the width of the original property (original property measures 9.91m in width)
- The eaves of the proposed extension will match the existing property. The eaves of the new extension are within 2m of the boundary to the east of the property and are no higher 3m above ground level.
- The proposed external materials will match the existing house. The walls will be face brickwork. The roof will be tiles will match the existing roof colour.
- The existing roof is pitched with hips to the side elevations.
- The proposed rooflights to the front and rear of the property will not project from the existing roof slope more than 150mm.
- The proposed materials will match the existing house. The dormer walls and gable will be finished externally with hung tiles to match the existing roof.
- The Volume of the hip to gable extension to the roof is within the permitted development allowance of 50m³, see over for calculation.

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Volume of side gable extension:

1/3 (base x height)

Area of base = $\frac{7.1\text{m} \times 3.0\text{m}}{2} = 10.65\text{m}^2$

2

Formula for gable $\frac{10.65\text{m}^2 \times 3.56\text{m}}{3} = 12.64 \text{ m}^3$

3

Hip to Gable Total volume = 12.64m³