



Planning Statement

for

**Single Storey Rear Extension to replace existing garage and workshop.
Alterations to roof including raising of ridge height and construction of rear
dormer.**

at

2 Bay Tree Garden, East Preston

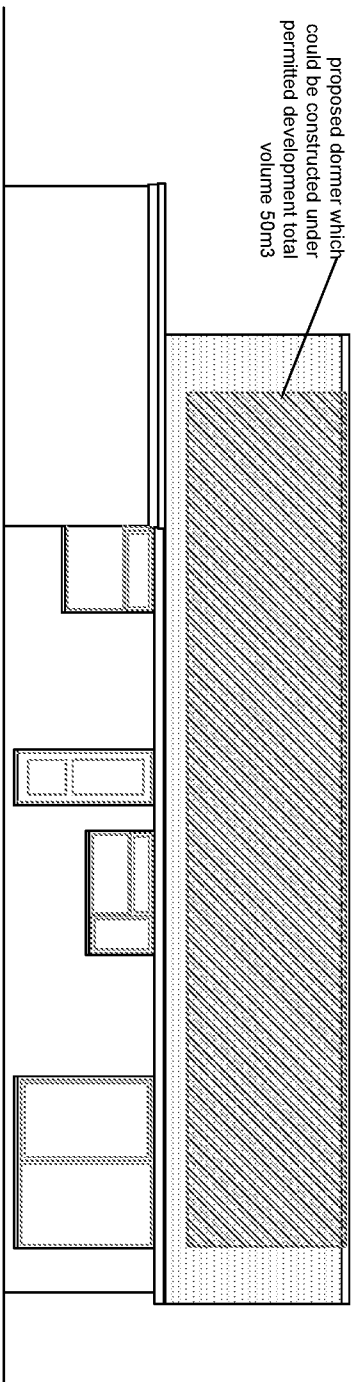
The existing property is a detached single storey bungalow. There is a large workshop /Garage with a flat roof to the north-west corner of the property.

Pre-application advice was given for the proposed works 'Alterations to roof including raising of ridge height and construction of rear dormer' reference PAA/4/21/. The conclusion of the pre-application advice was:

The proposal is not considered to have a harmful overbearing or overbearing impact upon the occupiers of nearby dwellings as a result of the significant separation distance between the proposed development and the neighbouring dwellings, and the side-to-side nature of the host dwelling and its neighbours. The proposal will result in views at first floor level to the rear, which may result in harm to the privacy to the occupier to the rear, despite the separation distance of 7.2m to the rear. However, it would not be considered to be reasonable to refuse the application based on this, given the fact that a similar proposal can be constructed under Permitted Development.

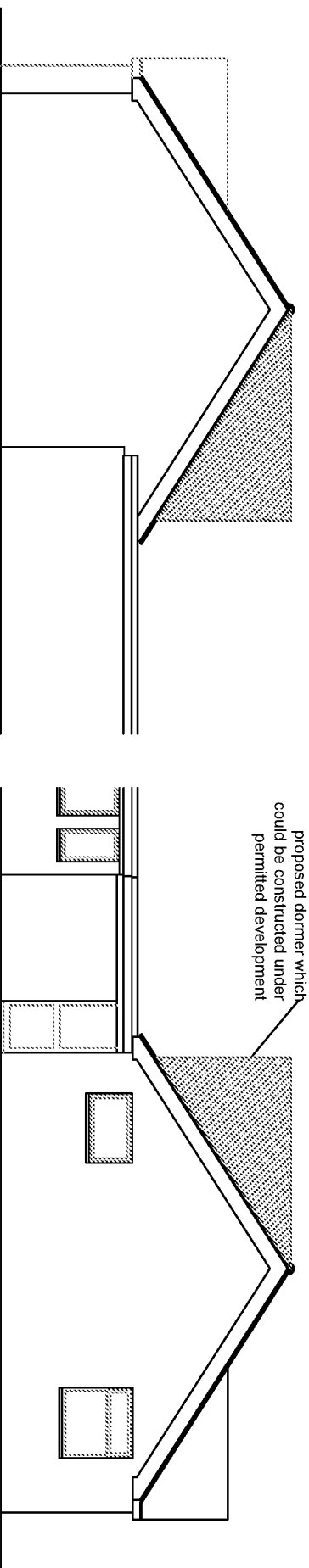
We are including with the application drawings 1288.03 which includes diagrams indicating the size of the proposed dormer which could be added to the existing roof using the properties permitted development rights. This dormer could also have a number of non-obscured windows facing west.

Inspired Design studio Limited
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Rear Elevation (west)

Elevations (1:100)



Side Elevation (north)

Side Elevation (south)

All dimensions to be checked on site prior to commencement of work, except for planning purposes. This drawing is the copyright of Inspired Design Studio Ltd. and may not be copied, altered or reproduced in any way without written authority.		Client: Mr & Mrs Pickard		Drawing Title: Diagrams indicating size of dormer which could be constructed under permitted development	
		Project Address: 2 Bay Tree Garden East Preston West Sussex		Drawing Number: 1288.03	
				Scale: As stated printed @ A4	
				Date: 26.04.2021	