

FN/4/12

**Planning/design statement for rear extension and side dormer:
at: Glenthorne, Findon Road, Findon**

Context

The proposal as stated above is for the erection of a rear extension and side dormer under a full pitch roof, to the property which is located within the national park.

Amount

The proposed extension will be full width and extend 4m from the existing rear wall. The dormer itself is of a small size bearing in mind the size of the dormers recently approved.

Layout

The proposed dormer will provide an enlarged bathroom and the extension will provide an enlarged lounge and kitchen and two additional bedrooms at first floor level.

Appearance

The dormer as described above will have a full pitch roof and the extension will follow the line of the existing building.

Access

Access to and into the building will be as existing.

Scale

As described above, it is felt the scale of the proposed dormer is in keeping, as is the rear extension and the dormer would not have required planning permission if the property were not situated within the national park and a 3m deep extension would also be permitted development as also would be one extending 4m but with a maximum height of 4m.

Landscaping

The building will not require any landscaping as the plot already has mature lawn, bedding areas and off street car parking.

