

# DAVID BENNETT ARCHITECT

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## PLANNING STATEMENT

### PROPOSED EXTENSIONS AND ALTERATIONS AT 31 ANCTON WAY, ELMER, PO22 6JP

#### INTRODUCTION

The proposal is for a single storey extension at the rear of an existing bungalow, extending the full width of the house and 3 metres into the rear garden, together with a loft conversion incorporating two dormer extensions to the side elevations to form an additional 2 bedrooms and shower room.

#### LOFT CONVERSION AND DORMER EXTENSIONS

The limit of additional roof space is 50 cubic metres for a detached house. The proposed roof extensions total 33.60 cubic metres.

The proposed dormers will be clad in red/brown tiles to match the existing roof.

No part of the dormers will be higher than the existing roof.

Side facing windows to the shower room and staircase will be glazed in obscured glass and non-opening.

The windows to the south gable elevation are full height but will not form part of a balcony or verandah.

#### REAR EXTENSION

The extension does not exceed 50% of the total area of land around the original house.

Materials to be used in the extension are similar to those on the existing house.

The extension is within 2 metres of a side boundary and will not exceed 3 metres in height (maximum permitted 8 metres).

The rear extension will not extend more than three metres beyond the original house, and the height of the extension is no more than three metres (maximum permitted 4 metres).

End/11419/PS/01

24 October 2014.