

Planning Statement

The proposal is for the following works

- to extend the garage to meet their car port it would be lower than the existing flat roof section of the house and well below the pitch of the main roofs. The overall height would be less than 2.5m high It is to the side and rear elevation of the property.
- to extend the carport forward to be in line with the front of the stepped back front of the house again at the same height as the existing car port again less than 2.5m in height
- to pave the front lawn area next to their drive in a permeable surface.
- to put a conservatory to the rear of their property no deeper from rear elevation than 3.5m given that this is a detached house and would be single story.

The total area of the extra outbuildings would be 40 sq m and the existing outbuildings are 28.5 sq m meaning that the outbuildings in total would be 68.5 sqm the remaining land around the original house that would still not have any outbuilding on would be 215 sq m so the total outbuildings would be less than 25% of the space around the original house.

The house is not within any designated land or SSI

I have attached an annotated sketch plan to show what is being considered.