

FULLER

• ARCHITECTS •

Planning Statement

Aspen House, Hurst Road, East Preston

This Planning Statement has been created to support the Certificate of Lawful development application for: Single storey rear extension.

The existing property is a detached two storey house with pitched roof.

The proposed extension meets the following Permitted Development criteria for all extensions:

- Less than half the area of land around the "original house" is covered by extensions or other buildings.
- The extension is not higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.
- The extension is not built forward of the 'principal elevation'
- The work does not include:
 - verandas, balconies* or raised platforms.
 - a microwave antenna (e.g. TV aerial or satellite dish).
 - a chimney, flue or soil and vent pipe.
 - any alteration to the roof of the existing house.
- There is no cladding of the exterior
- The materials used in any exterior work are of a similar appearance to those on the exterior of the existing house.

The proposed extension does extend beyond the 'rear elevation' of the original house, but it remains no more than four metres. Therefore, it also meets the following criteria:

- It is within two metres of the boundary and it does not exceed three metres in height.
- It is single storey.