



PLANNING STATEMENT

Two storey front extension and single storey rear extension following partial demolition of existing garage/front porch and single storey rear element. Alterations to fenestration including insertion of first floor side window. External rendering.

1. Introduction

This Planning Statement has been prepared in support of a householder planning application for alterations and extensions to an existing three-bedroom semi-detached dwelling. The proposals include the conversion of the existing garage, the construction of a first-floor extension over the garage, and a single-storey rear extension incorporating roof lights.

The application seeks to improve the functionality and internal layout of the dwelling while ensuring the character and appearance of the property, and the wider street scene, are preserved.

2. Site and Surroundings

The application site comprises an existing three-bedroom semi-detached residential property located within an established residential area. The surrounding street is characterised by similar dwelling types, with a several of neighbouring properties having already benefitted from comparable extensions and alterations, including first-floor extensions over garages.

3. The Proposed Development

The proposed works comprise:

- Conversion of the rear part of the existing integral garage to habitable accommodation;
- Construction of a two storey front extension;
- Construction of a single-storey rear extension with roof lights.

The footprint of the proposed extension will align exactly with the existing ground-floor footprint, ensuring a visually balanced and proportionate form.

Importantly, the proposals do not increase the number of bedrooms within the dwelling, and the property will remain a three-bedroom house following development.

4. Design and Appearance

The proposed development has been carefully designed to respect the character and appearance of the existing dwelling and the surrounding area.

- The ground floor to the front extension will be constructed in brickwork to match the existing property and the rear extension will be render;
- The first-floor will be finished in render, reflecting a common design approach within the area;
- Roof tiles will match the existing roof covering to ensure visual continuity;
- Existing white-framed windows will be replaced with anthracite grey windows.

5. Impact on Residential Amenity

The proposed extensions are of an appropriate scale and position and will not result in an unacceptable impact on neighbouring residential amenity. Given the existing pattern of development along the street, and the modest nature of the extensions, there will be no undue loss of privacy, light, or outlook to adjoining properties.

6. Parking and Highways

The existing garage is not of sufficient size to accommodate a vehicle in accordance with current standards. As such, its conversion will not result in the loss of a usable parking space. The proposal does not alter the existing parking arrangements, and there will be no adverse impact on highway safety or parking provision.

7. Planning Policy Considerations

The proposal accords with relevant local and national planning policies, including the National Planning Policy Framework (NPPF), which promotes high-quality design and sustainable development. The development represents a proportionate and sympathetic form of domestic extension that respects the character of the host dwelling and the wider area.

Furthermore, the existence of several similar, approved extensions within the immediate vicinity demonstrates that the proposed development is consistent with the established character of the street and is acceptable in planning terms.

8. Conclusion

In summary, the proposed garage conversion, first-floor extension over the garage, and single-storey rear extension represent a well-considered and policy-compliant form of development. The proposals will enhance the usability of the dwelling without increasing bedroom numbers, affecting parking provision, or causing harm to the character of the area or neighbouring amenity.

For these reasons, it is respectfully submitted that the proposal constitutes sustainable development and that planning permission should be granted.