

PLANNING STATEMENT:

THE HOST PROPERTY IS A SINGLE DWELLING FAMILY RESIDENTIAL HOUSE WITH ORIGINAL REAR ELEVATION WALL AS CORE CHARACTER OF THE HOUSE. THE WORKS ARE PROPOSED FOR SINGLE STOREY REAR EXTENSION AT THE REAR OF THE EXISTING ORIGINAL REAR WALL OF MAIN HOUSE. THE PROPOSAL FOR EXTENSION AT 5.5m FROM MAIN REAR WALL OF THE HOUSE AS REAR EXTENSION TO MEET PLANNING POLICIES FOR PRIOR APPROVAL COMPLIANCE OF CLASS-A. IT IS FUNDAMENTAL TO KEEP LESS THAN 3.0M MAXIMUM HEIGHT TO EXTENSIONS AS SHOWN ON PLANS.

CLASS-A OF PERMITTED DEVELOPMENT COMPLIANCE:

CLASS A1@1

- THE PROPOSAL IS LESS THAN 50% OF CURTILLAGE AREA OF SITE AND THEREFORE TO COMPLIANCE WITH CLASS-A 1 (a)

CLASS A1(E)

- THE PROPOSED HEIGHT TO BE LESS THAN 3M HEIGHT TO COMPLIANCE WITH PERMITTED DEVELOPMENT
- ALL MATERIAL TO NEW EXTENSION TO MATCH EXISTING EXTERNAL FINISHING AND TEXTURE