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PLANNING STATEMENT

4th October 2023

INTRODUCTION

This Planning Statement is in support of a Certificate of Lawfulness application for works at 15 Radnor Road, Salisbury.

THE APPLICATION

This application is for extension and alteration works to an existing semi-detached property at 15 Radnor Road Salisbury and includes the following:-

Single storey rear extension to create a new family kitchen and associated interior alterations.

Creation of refurbished bathroom and en-suite at first floor level and insertion of a new staircase to access the roof space.

Conversion of roof space to create two new bedrooms including side roof extension to remove hip and form gable and rear facing roof extension to form full width dormer.

Creation of hardstanding parking area.

Proposed changes and PD Rights

As indicated on the submitted drawings the single storey lean to rear extension complies with PD Rights as it does not extend beyond the original house by more than 3m.

The removal of the hip and creation of a gable does not extend beyond the side elevation of the original house.

Conversion of the roof space to form bedrooms and the creation of a rear facing dormer, together with the new gable, is less than 50 cu. m and set back more than 200mm from the original eaves and is no higher than the original roof.

The creation of additional car parking areas will be formed with permeable materials to allow for water to drain naturally.

Calculations of roof volumes are indicated on submitted drawing Ms/p/02

Conclusion

The proposals for this application comply with PD Rights and match similar works already carried out next door and to adjacent properties.

DESIGN AND ACCESS

The works are designed to match work already carried out to the neighbouring property.