

## PLANNING STATEMENT

2 Ashleigh Close, Culverstone, Meopham, DA13 0TS

### 1. Proposal

The application seeks planning permission for the erection of a **side dormer roof extension**, alongside minor alterations to the existing roof form, to provide additional first floor accommodation.

The proposal builds upon the **existing extended dwelling**, which already includes a rear dormer and single-storey rear projection.

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### 2. Site Context

The property is a detached dwelling located within a residential cul-de-sac characterised by varied house types and a mix of roof forms, extensions, and alterations.

The immediate area does not exhibit a uniform architectural style, and there is an established pattern of domestic extensions and roof alterations.

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### 3. Design & Appearance

The proposed dormer has been carefully designed to:

- Sit **below the main ridge line**
- Align proportionately with the host dwelling
- Integrate with the **existing rear dormer extension**
- Use materials that **match or complement the existing dwelling**

While the proposal introduces additional built form at roof level, the dwelling has already undergone previous extensions, and the proposal represents a **logical continuation of this established pattern of development**.

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### 4. Impact on Character

The proposal will not result in harm to the character of the surrounding area:

- The street already exhibits **variation in form and scale**
- The dormer is located primarily to the **side and rear**, limiting wider visual impact
- The design remains **subordinate to the host dwelling**

## 5. Residential Amenity

There will be no unacceptable impact on neighbouring properties:

- No significant overlooking – side-facing windows will be **obscure glazed and non-opening below 1.7m**
  - No material loss of light or overbearing impact due to the position within the roof slope
  - The scale remains proportionate and contained
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## 6. Planning Considerations

While certain roof enlargements can fall under permitted development, the cumulative nature of previous extensions and the form of the proposed dormer require formal planning permission.

Notwithstanding this, the proposal reflects what could reasonably be achieved under permitted development in isolation, and therefore represents an **appropriate and acceptable form of residential extension**.

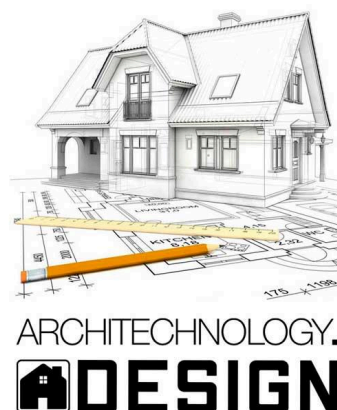
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## 7. Conclusion

The proposed development:

- Respects the character of the area
- Maintains neighbour amenity
- Represents a proportionate extension to an already extended dwelling

The application is therefore considered to comply with local and national planning policy and should be **approved without delay**.



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