

08/09/2021

Planning Statement

No.41A Forge Lane Higham



Consent was granted for a rear extension and other works under reference 20191183. The approved scheme is shown on plans P003 Rev A and P004 Rev A.

Elements for which retrospective planning consent is sought are shown on plans 0795.P.0702A and P003 - Rev G and comprise:

- Extension of patio terrace with parapet wall and re-designed hipped roof with protruding eaves
- Parapet wall around south and west edges of the patio/terrace Railings to the same height as the parapet wall throughout
- Chimney on south elevation

Elements to be added and needing consent comprise:

- An obscure glazed screen on the top of the parapet wall. From the floor of the terrace, the parapet wall and screen combined would measure 1.8m.
- Decking if over 300mm off the ground.

The changes are proportionate and well-designed. The screen when erected will minimise impact on neighbouring properties' amenity.

It is considered that the proposal accords with national and local policy and advice.



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