

This planning statement has been prepared in support of a householder planning application for extensions at 16 Milton Close. The proposal seeks permission for the construction of a 6-metre single storey rear extension together with a first floor rear extension to improve the functionality and living accommodation of the existing dwelling.

The proposed development represents a logical and proportionate extension to the property and has been carefully designed to respect the character of the host dwelling and the surrounding residential area.

## 2. Planning History

The property has recently benefited from the following approvals:

- Single storey rear extension (4 metres) under Prior Approval – Ref: 16043/APP/2026/227
- Hip to gable loft conversion with rear dormer under Permitted Development – Ref: 16043/APP/2026/229

The current application seeks to extend the approved rear extension from 4 metres to 6 metres and to introduce a first floor rear extension to provide additional internal accommodation.

## 3. Site and Surroundings

16 Milton Close is an established residential property located within a suburban residential setting characterised primarily by two-storey family dwellings. The surrounding properties are similar in scale and form, and many have been extended or altered over time.

The site benefits from a rear garden area that can comfortably accommodate the proposed extensions while maintaining adequate private amenity space.

## 4. Proposed Development

The proposal includes:

- A 6 metre single storey rear extension across the rear of the property.
- A first floor rear extension positioned above part of the ground floor extension.

The design follows the existing architectural style of the dwelling, using materials and detailing that match or complement the existing property. The scale and massing are typical of householder extensions in the surrounding area.

Existing plan:



Proposed plan:



## 5. Design and Impact

The proposed extensions have been designed to integrate with the host property and surrounding context.

### Scale and Appearance

The extensions remain subservient to the main dwelling and follow the established building line at the rear. The design respects the proportions of the existing house and will appear as a natural continuation of the building.

### Impact on Neighbouring Properties

The proposal has been designed with consideration for neighbouring amenity. The rear extensions are positioned so as to minimise impacts relating to:

- Loss of daylight or sunlight
- Loss of outlook
- Overbearing impact
- Loss of privacy

Given the depth of surrounding gardens and the residential context, it is considered that the development will not result in any unacceptable impacts on neighbouring occupiers.

Existing site pictures from rear elevation:



## 6. Residential Amenity

The proposed extensions will significantly improve the internal layout and living conditions for the occupants by providing additional living and bedroom space suitable for modern family living. The property will retain a substantial rear garden area, ensuring adequate private outdoor amenity space is preserved.

## 7. Conclusion

The proposed extensions at 16 Milton Close represent a modest and well-designed addition to an existing residential property. The development builds upon previously approved works and is consistent with the pattern of extensions within the surrounding area.

The proposal:

- Respects the character and appearance of the host dwelling and surrounding area
- Avoids harmful impacts on neighbouring residential amenity
- Provides improved living accommodation for the occupants

For these reasons, the proposal is considered acceptable and it is respectfully requested that planning permission be granted.