



# 33 Coniston Gardens

Statement  
April 2025

# Project Details



## **Client Property Address:**

33 Coniston Gardens  
HA5 2JJ

## **Resi Address:**

Resi Design Ltd  
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# Introduction

## Description of proposed works

Proposed ground floor rear extension, internal alterations and all associated works at 33 Coniston Gardens, HA5 2JJ

## Introduction

Resi has prepared this Design Statement on behalf of the applicant. It has been produced to support a planning application for a proposed development. The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

## Character of the area

The building is not located within a conservation area nor is it a listed building.

**In the interests of working collaboratively and proactively with the LPA, if you have any queries in relation to the content of our proposal, please do not hesitate to contact us.**

# Proposed Works

## Ground Floor Extension:

The extension meets Permitted Development guidance:

- The depth of the extension **is 3m**.
- The height of eaves **is less than 3m**.
- The overall height is **less than 4m**.
- The **rooflights are not to protrude more than 150mm** from the existing roof plane.

As shown above the extensions meet the criteria for Permitted Development rear extensions **however, we are submitting it under a Householder Application in order to change the external cladding from brown pebbledash to white render.**

# Proposed Works

There are several houses in the area with white render, therefore this change is not out-of-keeping.

