



33 Coniston Gardens

Statement
April 2025

Project Details



Client Property Address:
33 Coniston Gardens
HA5 2JJ

Resi Address:
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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.

