

Planning Statement – Proposed Extension at 245 Crawley Road

This application seeks permission for a proposed extension to the existing dwelling at 245 Crawley Road.

The proposed development is domestic in scale and has been carefully designed to complement the host dwelling in terms of form, materials and appearance. The extension will remain subservient to the main dwelling and will not dominate the existing building.

The design responds directly to the constraints and geometry of the site. The boundary to the property sits at a slight angle to the host dwelling, resulting in a naturally tapered form of development. As a consequence, while the overall cubic volume represents an increase of approximately 82%, this arises from the site geometry rather than any significant increase in projection, footprint, or perceived bulk. The development therefore appears proportionate and appropriately scaled within its context.

The proposal respects the character of the surrounding area and neighbouring properties. The scale, height and positioning of the extension ensure there will be no significant impact in terms of overlooking, loss of light or overbearing effect.

Materials will match the existing dwelling in colour, texture and finish unless otherwise stated, ensuring a cohesive and sympathetic appearance.

Overall, the proposal is considered to be in keeping with the established residential context and complies with relevant local and national planning policies for householder development.