**Planning Statement – 129 Featherstone Drive, LE10 2 PW**

**1. Introduction**

This statement has been prepared in support of a proposed rear extension to an existing residential property. The proposal has been designed to comply with relevant planning policy and permitted development rights.

**2. Description of Development**

The proposed development consists of the construction of a single-storey rear extension projecting no greater than 4 metres from the rear elevation of the existing property. The scale and siting of the extension fall within the parameters of permitted development.

**3. Design and Impact**

The extension will be located to the rear of the property and will not be visible from the public realm at the front. As such, there will be no impact on the character or appearance of the street scene. The scale of the extension is modest and proportionate to the host dwelling, ensuring it remains subservient to the original building.

**4. Access and Highways**

No changes are proposed to the existing access arrangements, street layout, or hardstanding areas. The development will therefore have no impact on highway safety or parking provision.

**5. Drainage**

Any new drainage associated with the extension will connect to the existing drainage system located at the rear of the property. This ensures continuity and avoids any adverse impact on local infrastructure.

**6. Conclusion**

The proposed development comprises a single-storey rear extension extending 3,000 mm beyond the original rear wall of the dwellinghouse. The property has not previously been extended. The proposed extension has a maximum overall height of 3,100 mm and an eaves height of 2,400 mm. External materials will be similar in appearance to those of the existing dwellinghouse. The proposal is considered to comply with the relevant provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.