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**Planning Statement**

**PLANNING APPLICATION FOR CONSTRUCTION OF DOUBLE GARAGE TO THE SIDE OF IVY COTTAGE, DIAL LANE, CW12 3QN**



*Photo courtesy of Google Maps*

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## **Planning Statement**

This application is for the construction of a double garage to the side of Ivy Cottage. This initial project included the replacement of a rear extension, side extension and construction of the double garage. These works were all considered to fall within the parameters of permitted development. Since construction began, the applicants have chosen to submit an application for the double garage aspect of the development. This is because the original plans, that conformed to permitted development, had the pitch of the garage roof as a shallow 20°. This did not match the main dwelling and for the purpose of good aesthetics, they would prefer the pitch to be a matching 30°. This takes the ridge height over the maximum 4m allowed under permitted development, thus requiring the application.