

Planning Statement

28 Lockwood Gardens, S36 7LN

1. Introduction

This Planning Statement supports a householder application for the replacement of an existing rear conservatory with a solid-roof single-storey extension at 28 Lockwood Gardens, S36 7LN. The proposal is intended to improve thermal performance, year-round usability, and overall visual integration with the existing dwelling, while remaining fully compliant with the limitations and conditions set out under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("GPDO").

2. Site and Existing Property

The application property is a residential dwelling located within a well-established residential area. To the rear of the property is an existing conservatory constructed with a lightweight glazed roof and UPVC framing. The conservatory is lawful and forms part of the original curtilage of the dwelling.

3. Description of Proposed Development

The proposal is to remove the existing conservatory and replace it with a new single-storey rear extension designed to provide improved durability and thermal efficiency. The extension will incorporate the following features:

- A solid, insulated pitched roof
- High-performance insulated external walls
- Energy-efficient double-glazed windows and doors
- Materials that match or closely complement the existing dwelling

4. Permitted Development Assessment (Class A GPDO 2015)

The proposal meets all relevant criteria under Class A of the GPDO 2015 (as amended), including height, depth, roof design, and boundary parameters. The extension does not include balconies, verandas, or raised platforms, and the site is not within a designated restricted area such as a conservation area or AONB.

5. Design and Appearance

The proposed design is sympathetic to the host dwelling and improves the overall appearance compared to the existing glazed conservatory. The use of matching or complementary materials ensures the extension appears as a natural continuation of the property. The solid roof improves energy performance and reduces heat loss, supporting modern sustainability standards.

6. Conclusion

This statement confirms that the proposed replacement of the existing conservatory with a solid-roof rear extension at 28 Lockwood Gardens, S36 7LN falls within the scope of Permitted Development under Class A of the GPDO 2015 (as amended). The development is modest, visually appropriate, and improves energy efficiency while having no adverse impact on neighbouring properties.