RICHARD BRADBURY
CHARTERED ARCHITECT

Ref: 2056_Planning Statement

August 18, 2026

STATEMENT TO ACCOMPANY HOUSEHOLDER APPLICATION

For replacement rear extension, dormer loft extension and new side facing window.
15 Birches Lane, South Wingfield, Alfreton, De55 2LY.

The property is in the process of being internally renovated. The proposed external works include the replacement of the rear extension which measures 3.3m from the original house wall. The height of the eaves will be less than 3m. We understand extensions of this nature are normally subject to prior notification procedure as set out A.1(g) of the The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1.

There are other works affecting the external appearance as shown on the submitted drawings which we believe to be allowed by planning legislation. These include-

- dormer loft extension and new roof covering;
- roof light to front facing roof slope;
- first floor side facing window (fixed with obscured glass);
- first floor rear facing window;
- replace existing windows
- reinstall front door in previously blocked opening;
- external insulation and rendered cladding;
- remove porch to side;
- remove outbuilding to rear.

This application is submitted in lieu of a prior notification for the replacement extension in order to provide clarity on the permissions for all the elements of work.

We would be pleased if this statement could be considered as part of the application together with the drawings and description of works.

Submitted drawings;

2056-01_Exist Plans
2056-02_Exist Elevs
2056-03_Prop Plans
2056-04_Prop Elevs

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