

24th December 2023

Covering Letter

Re: Prior Approval Application for a Single Storey Rear Extension. at: Fernhouse Farm, Ferndale Road, Peak Dale, High Peak

Dear Sirs,

This letter accompanies a Prior Approval Application for a Single Storey Rear Extension at the above titled property.

As requested on the Planning Portal, the proposal is as follows:

- Shall be built no more than 8m from the existing rear wall of the property
- Shall have a height of no more than 4m from existing ground level at any point.
- The eaves height shall be no more than 3m when within 2m of the site boundary from existing ground level at any point. Note that the closest boundary to the proposed extension is 5.1m in this case.
- The height of the proposed extension shall be no higher than the property original eaves height
- There will be no parapet walls or eaves overhangs associated with this proposal
- The proposed extension does not cover more than 50% of the existing site area surrounding the property
- The materials of the proposed walls shall match the existing - Natural Stone
- The materials of the proposed roof shall match the existing - Natural Blue Slate
- The materials of the doors and windows shall match the existing - Brown uPVC

The proposal has been designed in accordance with Part 1, Class A of the Permitted Development Order 2015, and as outlined above and on the attached submitted existing and proposed drawings.

All of the adjoining neighbouring properties have been listed on the application via the Planning Portal.