PLANNING STATEMENT

In Support of Planning Application for  
[DEVELOPMENT DESCRIPTION]

at  
[SITE ADDRESS]

Prepared by:  
[YOUR NAME / AGENT NAME]

Date: [DATE]

# 1. INTRODUCTION

This Planning Statement has been prepared in support of a planning application by [APPLICANT NAME] for [DEVELOPMENT DESCRIPTION] at [SITE ADDRESS].

This statement describes the site context, the proposed development, and demonstrates compliance with relevant planning policies and guidelines.

# 2. SITE CONTEXT

## 2.1 Site Location

[Describe the location of the site - nearby roads, landmarks, distance from town centre, etc.]

## 2.2 Existing Development

[Describe the existing house/building - type, age, size, number of storeys, materials, etc.]

## 2.3 Surrounding Area

[Describe the character of the area - residential, mixed use, density, typical house types, etc.]

# 3. PROPOSED DEVELOPMENT

## 3.1 Description

[Provide a detailed description of the proposed development - dimensions, floor area, rooms, finishes, etc.]

## 3.2 Design Approach

[Explain the design rationale - how it relates to the existing building, materials chosen, how it respects the character of the area, etc.]

## 3.3 Materials and Finishes

|  |  |
| --- | --- |
| **Element** | **Material/Finish** |
| External Walls | [e.g., Rendered blockwork to match existing] |
| Roof | [e.g., Concrete tiles to match existing] |
| Windows | [e.g., uPVC double-glazed, white finish] |
| Doors | [e.g., Composite door, anthracite grey] |

# 4. PLANNING POLICY COMPLIANCE

## 4.1 Development Plan

The site is located within the [ZONING - e.g., 'Existing Residential' or 'RS - Residential'] zone as designated in the [COUNCIL NAME] County/City Development Plan [YEARS]. The objective of this zoning is to [STATE THE ZONING OBJECTIVE].

The proposed development is consistent with this zoning objective as it provides for the improvement and extension of an existing residential property.

## 4.2 Residential Design Standards

|  |  |  |
| --- | --- | --- |
| **Standard** | **Requirement** | **Proposal** |
| Private Open Space | [X sqm minimum] | [Y sqm retained] ✓ |
| Site Coverage | [X% maximum] | [Y%] ✓ |
| Separation to Boundaries | [X metres minimum] | [Y metres] ✓ |
| Daylight to Neighbours | BRE Guidelines | No significant impact ✓ |

# 5. IMPACT ON RESIDENTIAL AMENITY

## 5.1 Visual Impact

[Explain how the extension is designed to minimize visual impact - set back from boundaries, sympathetic scale, matching materials, etc.]

## 5.2 Impact on Neighbours

[Address potential impacts on neighbouring properties - overlooking, overshadowing, overbearing. Explain how the design mitigates these.]

## 5.3 Sunlight and Daylight

[If relevant, explain how the proposal will not significantly impact sunlight or daylight to neighbouring properties or private open spaces.]

# 6. SERVICES AND DRAINAGE

[Confirm that the extension will connect to existing services - water, electricity, drainage. If applicable, confirm Irish Water connection/capacity. For surface water, describe how it will be managed - connection to existing system, soakaway, etc.]

# 7. CONCLUSION

This planning application seeks permission for a modest extension to an existing dwelling that:

* Is consistent with the zoning and policies of the Development Plan
* Respects the character of the existing dwelling and surrounding area
* Will not have any significant adverse impact on neighbouring amenity
* Complies with all relevant residential design standards

For these reasons, it is respectfully requested that planning permission be granted.