

Supporting statement for proposed rear extension of number 12 & 14 Litchfield Road, submitted for planning approval.

In the submission of the proposal for a rear, adjoining extension to properties at 12 & 14 Litchfield Road, Sutton, we also submit supporting images and rationale for consideration. The proposed extension has been developed in careful consideration of 'London Borough of Sutton, Supplementary Planning Document - Design of Residential Extensions - SPD4', Permitted Development Guidelines, email conversation with LBS planning officer and sensitive design to the existing structures and adjoining properties and amenities.

The supporting images demonstrate clear and common precedence for flat roof extensions amongst the immediate (number 16) and close adjoining properties. Images also show the proposed 5-metre extension in relation to neighbouring properties, demonstrating that the proposed extension is still well short of the depth of other neighbouring properties and extensions in the row and street. This consideration was also acknowledged in supportive feedback from the LBS planning officer we have liaised with in development of this proposal. It was *'acknowledged that a 5-metre deep extension with a flat roof would not project significantly beyond the rear wall of the existing extension at No. 16'*.

The design of the proposed rear extensions has been carefully considered to ensure that the exterior render and finish of the proposed extensions ties in cohesively to the style and appearance of the original structures in this row of terraces. This consideration is also carried through within the interior planning of the proposed extensions, by synchronising existing interior ceiling heights with the height of internal ceiling heights within the new extension.

The rear extensions are proposing a flat roof to incorporate a green roof finish across the adjoining extensions. This will not only enhance the rearview and view from above the extension but also encourage bio-diversity and natural habitat for local wildlife. It is noted that this is actively encouraged by the planning guidelines in the *'London Borough of Sutton, Supplementary Planning Document - Design of Residential Extensions - SPD4'* (page 13). The proposal of a flat roof for the extensions was also acknowledged in supportive feedback from the LBS planning officer we have liaised with in the development of this proposal. It was acknowledged that the proposed extension *'would incorporate a roof profile which would be similar to the roof designs in the immediate vicinity and would likely be considered acceptable'*.

In the submission of these plans, we are confident that the proposed extension is complementary to the existing original structures of numbers 12 & 14 and that all aspects of the design will not only enhance the living space of these existing properties to better accommodate the families that live here but also will relate in a positive way to the surrounding architecture of neighbouring properties and garden environments. Thank you for your consideration.