

## Planning Statement

**Proposal:** Single storey side and rear extensions, following partial demolition of the existing side/rear extension. Formation of an underpass. Removal of outbuilding at the rear.

**Site:** 21 Gresham Gardens, NW11 8NX

The front of the property is shown below.



The rear of the property is shown below



### **Relevant planning history**

Planning permission was granted 15/2/21 (ref: 20/5813/HSE), for: *“Single storey side extension, following partial demolition of the existing side/rear extension. Formation of an underpass.”*

### **Planning proposal and planning assessment**

The planning proposal follows the same as that approved, except this proposal includes a small single storey rear extension to square off the existing stepped rear extension and the demolition of the existing outbuilding.

The proposal includes the removal of part of the existing single storey rear extension.

The proposed ground floor single storey rear extension would be flush with the rear most part of the existing single storey extension, close to the neighbour at No.19.

The proposal would improve the symmetry of the existing rear extension and improve the character and appearance of the building and the immediate locality.

The removal of the outbuilding would improve the character and appearance of the immediate locality and gives further justification to the acceptability of the proposed extensions.

The proposal would not cause any material impact on the amenity of neighbouring occupiers.