



**PLANNING STATEMENT for  
A HOUSEHOLDER APPLICATION at**

**9 SYLVESTER AVENUE**

**CHISLEHURST**

**BR7 5ED**

7 DAY PLAN SERVICE

PLANNING PERMISSION

LISTED BUILDING CONSENT

PERMITTED DEVELOPMENT SPECIALISTS

CERTIFICATES OF LAWFUL DEVELOPMENT

BUILDING REGULATION SUBMISSIONS

STRUCTURAL ENGINEERS CALCULATIONS

FREE DESIGN CONSULTATION

ELECTRONIC SURVEYS

COST SAVING SPECIFICATION

EXTENSIONS

LOFT CONVERSIONS

NEW HOUSES

OUTBUILDINGS

ALTERATIONS

FREE ADVICE

ALL WORKS CONSIDERED

SAP CALCULATIONS

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<b>Report Prepared by</b>	iPlans
<b>Date</b>	24/05/2021

## **1. Introduction**

1.1 iPlans has been instructed by Colin Scanes to submit a householder application for a single storey side and rear extension and part single, part two storey side and rear extension.

1.2 This Planning Statement has been prepared to accompany and support this application.

## 2. Site Location & Description

2.1 The site at 9 Sylvester Avenue, Chislehurst, BR7 5ED accommodates a detached property.

2.2 Photographs below show the front and rear elevations of the dwellinghouse.



2.3 The external appearance of the property is brick on the lower half and rendered on the upper half. The fenestrations are uPVC.

### 3. The Proposal

3.1 This householder application is for a single storey side and rear extension and part single, part two storey side and rear extension.

3.2 The first part of the application is the single storey side and rear extension. This will be located to the left side of the dwellinghouse. The conservatory will be demolished to make way for the proposed extension. The side element will measure 3518mm wide. The depth from front to back will measure 9772mm deep, 3000mm of it will extend beyond the main rear wall. It will have a hipped roof with 2x rooflight to the side roof plane. The eaves height will measure 2731mm and the ridge height will measure 3728mm. There will be a window to the front elevation and a 5-panel window to the elevation overlooking the garden and a 3-panel window to the inner side elevation.

3.3 The final part of the application is the part single, part two storey side and rear extension. This will be located to the right side of the dwellinghouse and will involve the demolition of the existing garage. The side element will measure 4992mm wide. It will measure 11791mm deep from the front to the rear building line. 5000mm will go beyond the main rear wall and this will be single storey. It will have a pitched roof with a rear gable end. The eave height will measure 2570mm and the ridge height will measure 4229mm. There will be a 4-panel bi-folding door to the elevation overlooking the garden with a triangular window in the gable end. There will be a 2-panel window on the inner side elevation. There will be a window and single door to the outer side elevation of the side extension. The two-storey element will align with the front and rear building line of the dwellinghouse. It will have the same roof design as the dwelling roof and this includes the same eaves and ridge height. There will be a window to the front elevation and this will have the same design as existing first-floor front windows. There will be 2x windows to the rear elevation. There will be installation of 2x rooflight to the front plane of the main dwelling roof.

3.4 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Sylvester Avenue without significantly affecting the traffic flow.

3.5 Waste from the site will be removed by skips with the appropriate street licences.

3.6 Hours of operation will be in accordance with the good contractors scheme. Work will take place between 8am to 5pm Monday-Friday and from 8.30am to 1pm on Saturday.

## 4. Relevant Planning Policy

4.1 The Local Plan and Supplementary Planning Guidance has been consulted as part of this application.

4.2 Policy 6 of the Local Plan is with regards to residential extensions. It states that the design and layout of proposals for the alteration or enlargement of residential properties will be required to satisfy all of the following criteria. The scale, form and materials of construction should respect or complement those of the host dwelling and be compatible with development in the surrounding area. The space r gaps between buildings should be respected or maintained where these contribute to the character of the area.

4.3 Policy 37 of the Local Plan states that all development proposals, including extensions to existing buildings will be expected to be of a high standard of design and layout. The relationship with existing buildings should allow for adequate daylight and sunlight to penetrate in and between buildings. They should respect the amenity of occupiers of neighbouring buildings and those of future occupants, providing healthy environments and ensuring that they are not harmed by noise and disturbance, inadequate daylight, sunlight, privacy or by overshadowing. They should be of a good architectural quality and should complement the scale, proportion, form, layout and materials of adjacent buildings and areas.

4.4 The Residential Design SPG regarding extensions, states that the rear elevation is usually the most appropriate location for extensions but careful design and detailing is still required. Where side extensions are deemed acceptable it is good practice to set them back from the façade of the building to give the original elevation due prominence. When considering proposals, the council will also give consideration to design, general enmity, impact on neighbours and potential loss of daylight and sunlight. All extensions should respect the composition of the host building. Particular care should be taken to retain the architectural integrity of the host building. For that reason, very large extensions, which overwhelm their host buildings, are unlikely to be acceptable. In terms of amenity, it states provision of adequate space and light between buildings and impact on the privacy and amenity of adjoining properties are important factors that require careful consideration. The councils side space policy normally asks for a minimum 1m side space. However, it would be noted that in areas where there is greater spatial quality more than 1m side space will be required.

## 5. Conclusion

5.1 The proposal is for a single storey side and rear extension and part single, part two storey side and rear extension.

5.2 The proposed side and rear extension to the left side is considered an appropriate height that will not appear overbearing. The property to the left has a side extension that also projects beyond the rear elevation and this proposal is of similar depth and as such will not significantly impact their amenity levels in terms of causing loss of light to a habitable room. It is single storey and will not create a terracing effect.

5.3 In terms of the part single and part two storey side and rear extension to the right side, it will be of a greater depth however the neighbour to the right have a deep extension and as such the proposed deeper extension will not significantly impact their amenity level. The two-storey element is kept to the side of the main dwellinghouse. The ground floor element will be slightly wider than the existing width of the garage but there will still remain a gap of over 1m to the side boundary. The first-floor element is not set in from the side wall below or the front wall however this design is to give it an integrated approach so that it appears as part of the main dwelling. The property to the right is on higher grounds and is also angled slightly away from the client property and as such, this design will not appear as overbearing as it would, if it had the same ground level.

5.4 Properties in the area are of varying designs and are of a large scale and as such, the proposal would fit in with the appearance of the area and will not look out of place or appear overbearing. It will have the same window design as the existing first floor with the shutters and as such the front elevation will not significantly change. The openness between the properties will still be maintained thus character of the street is protected.

5.5 The proposed materials will match as close as possible to the dwellinghouse so as to protect the character and appearance of the property.