

May 2021 **Revised July 2021**

Planning statement

in support of planning application

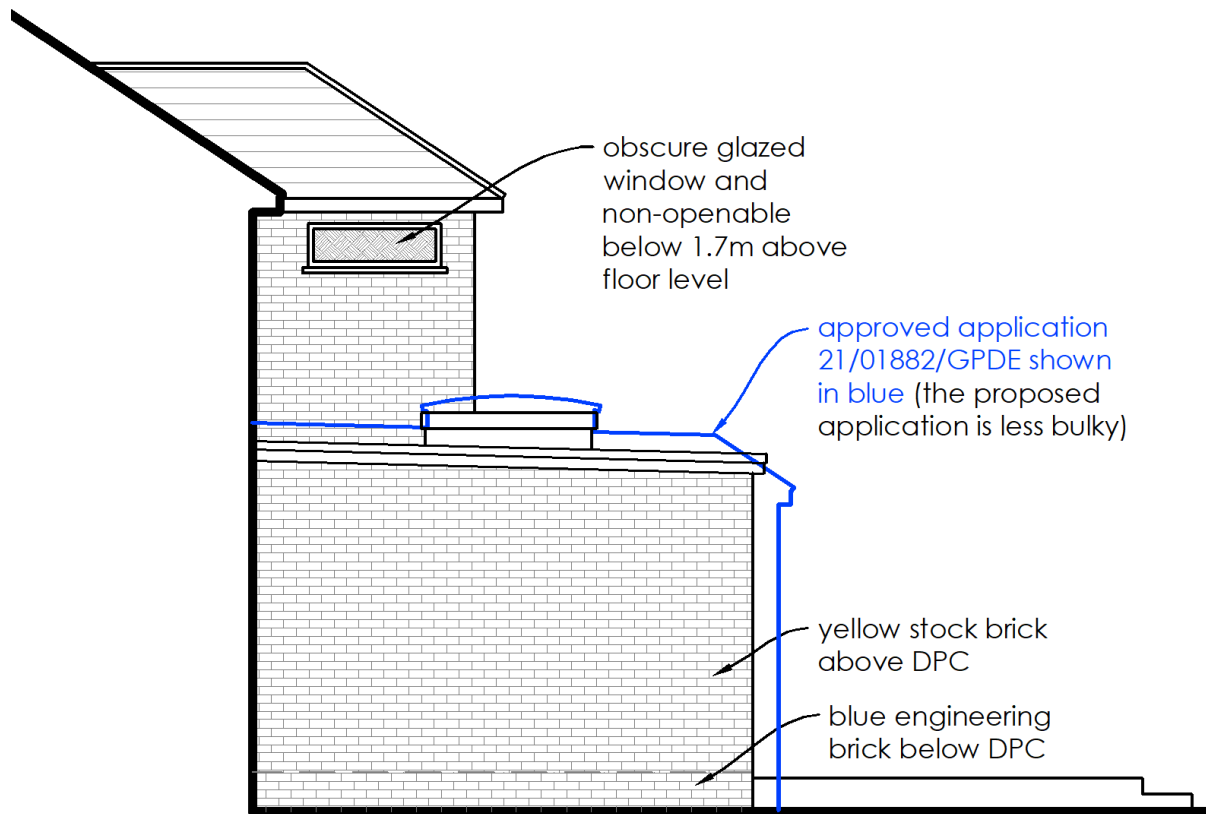
At

5 Upton Villas, Upton Road, Bexleyheath, DA6 8LG

The proposal is for a part one part two storey rear extension and front porch.

A previous planning application (21/00714/FUL) for a similar proposal has been granted consent. This new application is virtually identical except seeks to gain an extra 1m in depth of the single storey rear extension. The proposed materials and the first floor extension match the previously approved planning consent so the only consideration in this application should be to the extra 1m depth of the extension.

A Prior Approval Larger Home Extension application for the single storey rear extension has been approved (21/01882/GPDE). The larger home extension has been submitted to ensure that this extension is justifiable in planning terms. The grant of permission for this planning application will ensure that the 4.5m deep rear extension is constructed, rather than the 4.75m deep Larger Home Extension. The new plans also show a reduction in height of the single storey rear extension of 0.15m. The reduction in height and depth helps to increase the neighbours' amenity and ensures there is a benefit to granting planning consent for this application.



The above image shows the proposed side elevation with the approved single storey extension outlined in blue.

In summary, the proposal has been carefully considered and planning permission should be granted, however, should any queries arise, please do not hesitate to contact me.