

Personal Statement

16 Palm Avenue | Sidcup | Kent | DA14 5JG

BACKGROUND

My wife and I purchased the property in June 2014.

We are a family of 4 occupying the property, inclusive of our 2 young children.

My place of work is based in Maidstone and my wife is based in Bromley. Our son, Jaxon, attends a specialist primary school based in Sidcup (Shenstone School) and our daughter attends a pre-school based in Chislehurst.

When we purchased the property it required significant renovation works just to be habitable. Here are details of all the renovations and improvements we have made since taking ownership;

- Replaced the electrical wiring throughout the property, meeting all legal and building code requirements
- Installed a new combi boiler with new radiators and a supporting Nest Smart thermostat system
- Every room was taken back to brick and replastered and decorated, including all ceilings
- Fitted a new kitchen
- Fitted a new bathroom
- Paid for a dropped curb to be installed by the local authority
- New driveway
- New front garden walls
- Painted the entire house
- New room added to the rear of the property (under permitted development, single story)
- Landscaped the rear garden
- New hardwood decked area added to the garden
- Electric vehicle charge point installed
- New double glazed windows have been installed throughout the entire property
- A new composite front door was fitted
- Plantation shutters have been installed throughout the entire house
- Loft insulation added to the property

NEED

In 2019 our son was diagnosed with Autism and Global Developmental Delay and is currently being non-verbal. He has complex needs from an educational and social perspective, for which he was granted and attends a place at a specialist primary school which is just a 10 minute drive from our home.

As a family we are adapting our life to ensure that our son has the right level of support he requires to enable him to have the opportunity to fulfil his potential. All of the educational and social support our son requires has been built around where we currently live. We have immediate family living close to us that play a key role in supporting our son, and our family as a whole.

The plans we submitted are designed to help meet our sons sensory needs. Our son requires his own bedroom tailored to meet his specific sensory needs creating the right environment he needs to sleep. Children who are on the Autistic spectrum can find sleeping a significant challenge. As a result our sons bedroom is not the right environment for any toys as this would create sensory stimulation preventing him from sleeping.

Due to our sons needs currently our 3 year old daughter continues to share our bedroom. As parents we want our daughter to have her own space to enjoy which is not currently possible.

Our planned extension creates additional bedroom space on the 1st floor allowing our daughter to have a room of her own. The loft conversion on the 2nd floor would act as a dedicated sensory and therapy room for our son.

It is our intention to create a sensory room on the 2nd floor which will allow us to have a very specific and dedicated environment that will have a range of sensory toys and sensory features to help with our sons continued development. If you take a few minutes and research what sensory / therapy rooms look like and the type of equipment they contain you will see they are far from a traditional children's playroom. Each item is carefully selected to meet the individual child's sensory needs.

Our son benefits from larger rooms which is another driving factor in our proposed design for the downstairs living space. These larger spaces will allow him to have more freedom of movement which helps him regulate his sensory requirements.

Our aim through this extension is to offer our son the best possible environment that meets his unique needs. During extended periods of time spent at home, such as school holidays our son will greatly benefit from the additional space and enhancements our proposed extension will offer. The school closures throughout the global pandemic last year had a huge impact on our son, we witnessed how not having access to these essential facilities via his school affected his development and has larger implications such as regression. It affected his mental health and he became frequently upset, frustrated and agitated. It was incredibly difficult to see, and we know how the approval of our planning application will resolve these difficulties and avoid our son having to experience unnecessary symptoms of his conditions.

DESIGN

We employed the architecture services of Escape Design (www.escape-design.co.uk) to create the design and required drawing for our extension.

During our initial meeting with Kate we covered what my wife and I hoped to achieve, how we saw the extension, and our desire to have no negative impact on our neighbours. Kate provided valuable direction and guidance on what would be considered acceptable based on her previous experience.

When we were given initial drawings from Kate I printed copies and supplied them to our neighbours. We then engaged in positive dialogue to ensure that they were happy with the plan's before any application was submitted.

As you can see we have letters of support from both our direct neighbours, numbers 14 and 18 Palm Avenue. I think you will agree that they not only support the plan's but go as far as to endorse their desire to keep us as neighbours.

The design we submitted is not only visually acceptable but is in keeping with other properties located within less than 1 minutes walk from our front door.

Based on the Appeal Decision carried out by inspector David Reed we have removed the rear dormer. David was happy with the other aspects of our application and as such we believe we now have a design that meets the requirements of the local authority.

This change in design does reduce the size of the sensory room we need for our son but ultimately we can still make use of the available space.

14 Palm Avenue – Letter supporting our planning application

14 Palm Avenue,
London DA14 5JG

26th July 2020

TO WHOM IT MAY CONCERN

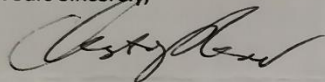
Dear Sir/Madam,

This is in support of the property extension and building work proposed for 16 Palm Avenue, DA14 5JG.

The owners of the property Chris and Leah Warner have been great neighbours since we moved into our property about 5 years ago. The extension they require will provide adequate space for their kids including a soft play area for a special needs child. Having studied the proposed architectural plans, the extensions do not adversely affect our property. The plan also shows that neighbouring properties have also been taken into consideration.

We therefore implore Bexley Council to grant Chris and Leah planning permission to the attached plan. This approval will enable Chris and Leah to provide their kids with the space and special needs facilities required for their development.

Yours Sincerely,



Mr and Mrs C Obasohan

18 Palm Avenue – Letter supporting our planning application

18 Palm Avenue

Sidcup

Kent

DA14 5JG

2nd March 2021

To whom it may concern,

I am writing this letter in support of Chris & Leah's proposed planning application, 16 Palm Avenue.

Since Chris & Leah moved in next door they have been excellent neighbours, they are warm, friendly considerate people. Both my son and I think very highly of them.

Last year they explained that they planned on extending the property and outlined what they had in mind. They also explained that the driving reasons behind the extension were to create a larger home with new spaces that would help provide support for their son Jaxon who is on the Autistic spectrum.

I know from speaking with Chris & Leah how much work has gone into getting the support Jaxon needs, including securing his place at the specialist primary school he now attends.

Chris & Leah have a strong desire to stay living at 16 Palm Avenue to ensure that Jaxon's life is not complicated by moving and have deep concerns around how this might impact him.

My son and I were given copies of the design for the extension and asked for our feedback before the planning application was submitted. We fully supported it.

I am aware that the application was declined and understand some of the reasons relate to the potential appearance of the new building and its impact in relation to the look and feel of Palm Avenue. I have live at 18 Palm Avenue since 2005 and I want to be very clear, I strongly feel that the extension and resulting new appearance of the building will only enhance and have a positive impact on Palm Avenue. As a resident of over 15 years I fail to see why the planning office think that the design Chris & Leah have arrived at will have any negative impact. In fact, I would go as far as to say that these types of extensions and home improvements only serve to add value both visually and monetary to all of the property in the local area.

I strongly urge you to reconsider your decision and grant Chris & Leah the planning permission required to extend their home.

Sincerely,



Ms A Read

My wife and I have made use of every facility available to us to ensure that the design we submitted for our extension will be approved. We have worked with our neighbours, making sure they were consulted and their feedback was incorporated into our final design.

We did this not only because it was the right thing to do but because of how important it is to our family that our extension is granted planning permission.

As you have read in this document the driving force behind our extension is to create a positive and healthy environment that will support our sons sensory and developmental needs for the foreseeable future. Simply moving is not a viable option for us. Our sons school and entire support network has been built around where we currently live. In addition we would prefer to save him the undue stress that a new home would cause him.

We implore you to please grant us our planning application.

Regards

A handwritten signature in blue ink, appearing to read 'C. Warner', with a long horizontal flourish extending to the right.

Mr C Warner

A handwritten signature in blue ink, appearing to read 'L. Warner', with a large loop at the end.

Mrs L Warner

