

Our Ref: JSW/21.7563

Your Ref:

11 August 2021

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**London Borough of Bexley
Development Management**

Civic Offices
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For submission by Agent

Dear Sir/Madam

**Town and Country Planning Act 1990
Planning Application for Proposed Single Storey Rear Extension
12 Chester Road, Sidcup, Kent, DA15 8SB**

Smart Planning has been instructed to prepare this submission letter to accompany a householder planning application at the above address.

The application proposes the erection of a single storey rear extension with a depth of 2.5m and a height of 3m.

Photographs of the existing rear elevation and the surrounding context are provided at **SPL1**.

The most important factors in the determination of this application are considered to relate to design and character and the impact on neighbouring amenity. These factors are considered in turn below.

Design and Character

The proposed single storey extension is considered to be a modest extension to the property providing valuable additional internal floor space.

The proposed depth of 2.5m is smaller than typical single storey rear extensions and it would not extend the full width of the existing property. As such, the proposal is considered to be a modest and subservient addition.

Whilst it would extend an existing part single/part two storey rear extension, its modest size and the large nature of the site is considered to ensure that the proposal will not result in overdevelopment. Indeed, the proposed extension will have a negligible impact on the area of the dwelling's curtilage that is occupied by built development.

The extension would use materials to match and would therefore fit seamlessly with the existing dwelling.

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The proposed extension is not visible from the street scene or surrounding area and therefore is not considered to have any impact on the character of the area.

Given the foregoing, the proposed extension is considered to be acceptable with regard to design and character.

Neighbouring Amenity

The proposal is not considered to have any detrimental impacts with regard to neighbouring amenity.

With regard to the neighbouring property at 10 Chester Road, the proposed extension would project 2.5m from this neighbour's existing rear elevation. This is a smaller projection than typical single storey rear extensions and less than would be considered acceptable under permitted development in comparable circumstances. As such, there is considered to be no adverse impact on the amenity of the occupiers at 10 Chester Road.

With regard to the neighbouring property at 14 Chester Road, it is recognised that the building line results in the rear elevation of this property, which is comprised of a glass conservatory, being set further back from the existing rear elevation of 12 Chester Road.

Therefore, the proposed extension has been designed to ensure that the development complies with the 45 degree test as demonstrated on the block plan submitted with the application. This has been achieved by providing a step in from the existing rear elevation so that proposed extension is located sufficiently far away from the boundary with 14 Chester Road.

Given the foregoing, the proposed extension is not considered to have any detrimental impact on neighbouring amenity and the proposal should be considered acceptable in this regard.

16 Chester Road - Application 21/00398/FUL

It is noted that a planning application, reference 21/00398/FUL, for a single storey rear extension to an existing part single/part two storey rear extension was refused in April 2021 at a nearby property, 16 Chester Road.

Whilst this is similar to the current proposal, there are considered to be significant differences between the two proposals so that the assessment at 16 Chester Road cannot be applied equally in the determination of the current application.

The proposal at 16 Chester Road proposed a single storey extension with a depth of 3.3m and was located less than 1m from the boundary with 18 Chester Road. By comparison, the current proposal has a much smaller depth of 2.5m and is located more than 1m from the boundary with 14 Chester Road.

As such, the proposed extension at 16 Chester Road was substantially larger than the current proposal and therefore the conclusions reached in that instance should not be applied to the current proposal.

It is therefore respectfully requested that the current proposal be considered on its own merits which, as set out above, is considered to result in an acceptable development.

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Conclusion

The proposed extension is considered to be a modest addition to the property that will provide valuable additional internal floor space without having a detrimental impact on design/character or on neighbouring amenity.

It is therefore respectfully requested that planning permission is granted subject to reasonable conditions.

Yours faithfully

James Willey BA (Hons) MA MRTPI
Principal Planning Consultant

c.c. Client
SPL

Enc. **SPL1 – Photographs**

SPL1

PHOTOGRAPHS

Photograph 1: Existing Rear Elevation of 12 Chester Road



Photograph 2: Existing Rear Elevation of 12 Chester Road and Neighbouring Dwellings.

