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2021_60/PL
19th October 2021

Planning Department
London Borough of Bexley
Bexleyheath
Kent
DA6 7AT

Dear Sirs / Madam,

Re: 22 Garrard Close, Bexleyheath, Kent

Please find enclosed copies of the drawings; together with completed applications forms for the re-submission of a full plans planning application at the above site.

The Site and Location Assessment

Garrard Close is located a short distance off Erith Road (A220) close to Bexleyheath centre, within easy walking distance to the local amenities. The property is not listed and does not lie within any area of special designation. The property is mid-terraced with parking to the front and a rear garden. The existing dwelling is finished in render under a tiled roof with a rear dormer window.

Proposed Development

The proposals are to extend the existing house to the rear with a single storey extension. The size of the existing rear garden can easily take an extension of this size without compromising the amenity space. The new space will provide better sized family kitchen and living space. The roof over the extension will be a vaulted pitched roof with Velux windows to ensure natural light to the rear of the new space. As the eaves will be adjacent to the boundary, the roof design will also ensure minimal impact of the next-door gardens. To the Northwest number 21 has been enlarged to the rear with part single and part two storey extension. The neighbouring dwellings to the Northwest and Southeast have no habitable flank windows facing the site, and as such there would be no undue loss of light or outlook to the occupiers of these neighbouring dwellings. No flank windows are proposed within the proposed extension and the rear facing windows would not give rise to any additional opportunities for overlooking or loss of privacy.

Planning Precedent

Previous applications included Garrard Close No.7 (15/02421/FUL), and No.20 (04/02024/FUL), both have been allowed reasonable sized rear extensions. These sites are within 50m of the application site. Prior to this application both sets of neighbours were consulted by the applicant.

Development Amount

The site has a total area of 0.02 Hectares. The existing house has an internal floor area of 89m², the proposed works will provide an additional 22m² of internal floor space.

Scale

The design has been kept in-line with the existing house and the buildings on the surrounding plots.

Appearance

The proposed extension has been designed to complement the existing properties in the area and allows for separation to other properties. External materials will be of a high quality and include render to match the existing house. The materials will be sourced in terms of colour and texture relating them to the local vernacular.

Access

Access to the dwelling will be unaffected by the proposed works.

Should you have any queries on the above application or require any further information please contact us.

Yours Faithfully,

Matthew Woodhams