



Planning Statement

Applicant:

Proposal: Proposed airspace, roof alterations, front facade alterations, internal alterations, and all associated works at 24, Park Crescent Road.

Location: 24, Park Crescent Road, DA8 3DX.

Decorative geometric shapes in yellow, orange, blue, and teal are located in the bottom left corner of the page.

Planning Statement

1.0 Introduction

RESI has prepared this Planning Statement on behalf of the applicant

It has been produced to support the planning application for a Proposed airspace, roof alterations, front facade alterations, internal alterations and all associated works at 24, Park Crescent Road.

The purpose of this Planning Statement is to ensure that the Local Planning Authority, has a proper understanding of the proposal.

2.0 Existing Materials

Brickwork / Walls - White painted brick and red brick walls

Pitched roof - Concrete tiles

Flat roof - Felt or similar

Windows - Grey uPVC windows

Doors - Grey uPVC doors

RWP's / Gutter's / Fascia's - Black uPVC downpipes, guttering and white painted timber fascias

3.0 Proposed Materials

Brickwork / Walls - White painted brick and red brick walls

Pitched roof - Concrete tiles

Windows - Grey uPVC windows

Doors - Grey uPVC doors

RWP's / Gutter's / Fascia's - Black uPVC downpipes, guttering, and white painted timber fascias

The property is within the Bexley council. The property is not listed nor is it in a conservation area.

5.0 Access

In order to carry out the proposal, vehicle or pedestrian access will not be altered or affected. There is no need for diversions of public rights of way.

6.0 Trees and Hedges

In order to carry out this proposal, no trees or hedges will be removed or pruned.

7.0 Impact

7.1 Impact on street scene

The property is the only detached bungalow, located on the west side of Park Crescent Road with the street scene consisting of a mixture of two-storey detached and semi-detached properties of various scales and designs. Bungalows similar in character to the property are located approximately 60m north of the site in Christchurch Avenue. The proposal is designed carefully to match the character and design style in the context and aims to appear coherent with the street scene.

7.1 Impact on Neighbours

The property is located to a corner plot where the rear garden of the neighbouring properties (126 & 128 Park Crescent) is located adjacent to the site. 22 Park Crescent Road on the right side of the site is similar in proportion to the proposal. Considering the adequate setback provided and no side windows on the proposed extension the proposal aims to have no impact on lighting and privacy. The windows on the rear elevation has been reduced significantly to address the comments from the pre-app report.

8.0 Conclusion

The proposed development is one that will improve our clients existing home, allowing optimal use of this residential property. The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context. We trust that the local planning authority will recognise the merits of this proposal and grant the necessary planning permission.