

Planning Statement

Single Storey Rear Extension

**43 Astbury Road
SE15 2NL
London
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t: 01509 891 105
e: info@theartofbuilding.co.uk
www.theartofbuilding.co.uk
VAT registration No. 797787140
Reg. in England & Wales No. 4775259

The Art of Building Ltd
45 Maplewell Road
Woodhouse Eaves
Leicestershire LE12 8RG

Site Description

The property is a two-storey terraced house with a Loft conversion on the North-east side of Astbury Road.

Design Principles & Accessibility

Located to the rear of the site the proposals cannot be seen from the front and as such do not appear intrusive or incongruous to the street scene. It will also not prove detrimental to the amenities of occupiers in nearby properties by means of excessive overshadowing or loss of privacy.

Though the design does not take into account those with disability problems, the scheme will improve amenities due to the increased function.

Amount of Development

The development is to allow an increased usable area for the dwelling; however, no additional residential units are to be created from the proposal.

Scale & Mass

The extension is a rear extension that extends out 6.45m from the existing rear wall of the house. The width of the extension is 1.35m with an eave's height of 2.4m.

Landscaping

Due to the proposal type, there is little landscape work undertaken, other than the works required for the foundations.

Appearance

Developments should seek to reflect and be architecturally sympathetic with the traditional properties that make up much of the area. Any works on this site be appropriate the setting of the building and conservation area.

The development will be constructed of Yellow stock bricks to match as closely as possible. The roof is to be constructed with a Grey eternit tiles.

Heritage Statement

In relation to the existing property, due to the various works to the property and others in the area, the extension would be considered to have little impact in terms of heritage.