

Planning Statement

Site: 42 Claremont Road, EN4 0HP

Proposal: Part single, part 2-storey side extension together with extension and alteration to roof to include 2 x rear dormers.

Planning permission was approved for an identical proposal 14th June 2021 (planning ref: 21/01304/HOU).

1.0 Application Site and Location

The street is predominantly made up of detached dwellings of various sizes, styles and form.

Dwellings within the immediate area have undergone extensive extensions across all levels including alterations to roofs.

The application site and its surroundings are shown in the photographs below.



The application site is not located within a conservation area.

2.0 The Planning Proposal

The proposed first floor side extension would be at the rear part of the property so would not be readily seen from the street.

The part first floor rear extension would be flush with the rear most part of the house at the rear.

The proposal seeks the removal of two existing rear dormer roof extensions which sit unsympathetically in the roof scape of the existing building.

The proposed roof extensions include the roof to the proposed first floor side extension and the provision of two rear dormer roof extensions.

3.0 Relevant Planning History

Planning permission was approved 28th July 2010 for: *“Demolition of garage and erection of a part single, part 2-storey side, part 2-storey rear extension with pitched roof over, rear dormer and canopy roof at front.”*

4.0 Planning Assessment

The main issues for consideration in this case are the impact the proposal would have on the character and appearance of the building and the locality, and the impact on the amenities of neighbouring and surrounding occupiers.

5.0 Impact on character and appearance

The area is characterised by detached dwellings of various sizes, styles and form, many of which have been substantially extended by virtue of planning permissions or permitted development.

The nature of the proposed extensions are well established within the immediate proximity of the site.

There are many other relevant examples in the area where large extensions have been approved under planning permission – I have referred to examples since 2010.

Case 1 - 40 Claremont Road (ref: 17/01393/HOU) for: *“First floor rear extension, extension of roof over and construction of rear dormer and front rooflights.”*

Case 2 - 39 Claremont Road (ref: 15/00130/HOU), for: *“Part single, part 2-storey rear and side extension, alterations to roof with front, side and rear dormers. And ref:16/01893/HOU, for: “Two story side extension, single storey rear extension, rear terrace, rear dormer with front roof lights, and rear deck.”*

Case 3 - 33 Claremont Road (ref: P14-00386PLA) for: *“Two storey side & single storey side & rear extension, roof extension to include raised ridge height, 3 dormer windows, alterations to fenestration and front porch.”*

Case 4 - 27 Claremont Road Planning (ref: 19/00563/HOU), for: *“Two storey rear extension, first floor front extension together with extension to roof involving rear dormers and raised rear patio.”*

Case 5 - 4 Claremont Road (photo below) (ref: 17/01393/HOU), for: *“Side and rear dormers with front rooflights”.*



The proposed first floor side extension would be at the rear part of the property so would not be readily seen from the street. The proposed part first floor rear extension would be flush with the rear most part of the house at the rear. The proposed extensions together ensure the host building remains proportionate and sympathetic to the prevailing character of the area.

The proposal seeks the removal of two existing rear dormer roof extensions which sit unsympathetically in the roof scape of the existing building. The proposed roof extensions include the roof to the proposed first floor side and rear extensions and the provision of two rear dormer roof extensions.

The removal of the existing rear dormer roof extensions should be welcomed because they are unsympathetic additions to the house. The two proposed two rear dormer roof extensions by virtue of their size, siting and design are proportionate and sympathetic additions to the roof and they ensure the prominent characteristics of the sloping roof remain.

Overall, the proposed extensions and alterations do not form features detrimental to the character and appearance of the property or the locality. The proposed extensions are no larger than extensions to houses in the road granted planning permission by the Council.

6.0 Impact on neighbouring residential occupiers

The proposal would have no significant impact on neighbouring residential amenity.