

## PLANNING STATEMENT

Proposal Address: 237 Crofton Lane, Orpington BR6 0BL

The proposal comprises Construction of single storey front, side and rear extension to a detached house.

The property is located on the Western side of Crofton Lane in Orpington, close to the junctions with The Covert and Denver close. The application site comprises a two-storey detached house.

The proposed design comprises of Construction of single storey front, side and rear extension to a detached house. More specifically the proposed design looks to extend to the rear and side by around 2.5m and build in the area which will allow the client to create an open plan living and dining space for the family to enjoy along with a good sized kitchen and utility room and a bedroom/office room for the family to enjoy

The front extension that is 2.4m wide and 1.4m deep replaces the existing brick bin store to allow more space for the family kitchen.

Most notable features are the combination of apex roof with flat roof to the rear. The pitched roof from the double apex roof carries over the side extension roof along with Velux windows. The rear elevation has sliding doors and windows.

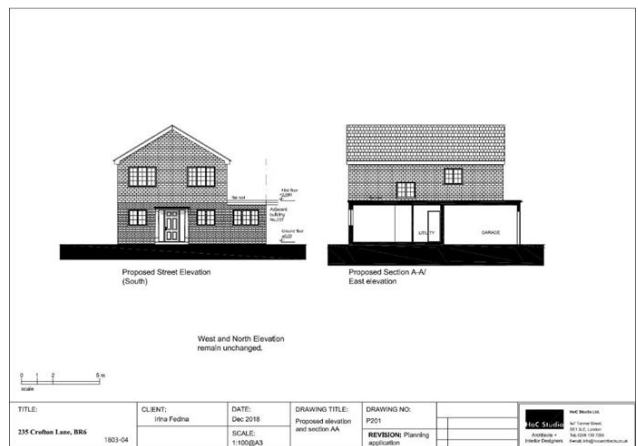
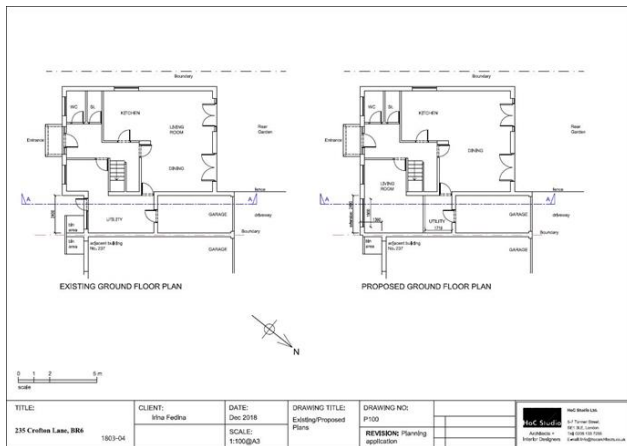
The aim of this project is to make use of the rear and side space and provide better living arrangements for the family and to restore the family home to how they are used now.

The proposed design at 237 Crofton Road BR6 0BL look to create comparable design to what has already been approved in the area.

The proposed dose not impact on to the street scene nor the neighbour and the size is considerate to the host property.

This proposal seeks to augment the property's spatial capacity while ensuring architectural continuity and addressing privacy considerations in adherence to neighbouring property boundaries.

# Local Precedent- Front extension- 235 Crofton lane BR6 OBL- Application reference- 19/00107/FULL6 Approved on 05/03/2019



# Local Precedent- side and rear extension- 1 Beckford Drive BR5 1SH- Application reference- 22/05018/FULL6 Approved on 13/04/2023

