

10 Avenue Road, Bexleyheath, DA7 4ER

Proposals:

Single storey rear extension, single storey side extension to replace existing garage and convert loft space to habitable room with rooflights

INTRODUCTION

The Applicant has requested a Householder Planning Application be made with regards to the above description.

They have recently purchased the property and wish to upgrade and extend to suit their family needs. They have a growing family and found the ideal property in terms of location to schools. They do require additional circulation and living space, as well as an additional bedroom.

SITE DESCRIPTION

The property is a detached bungalow to the east side of Avenue Road. The road is made up of mainly semi-detached and bungalow units, serving as residential dwellings.

PROPOSALS

There is an existing garage to the side, with garage door and facing brick wall. The existing width is not suitable for a family car, and there is ample space on the existing front drive for 2 cars (existing condition and no change)

The proposals are to remove the existing garage and form a side extension to allow additional living space. The proposed wall to the boundary will increase slightly, as well as the proposed depth to maximise living space.

We propose to match the side extension formed to the adjoining building (No12A) by way of pitched roof to the front (main visual street element) and flat pitched roof behind. This will create a similar side extension to ne nearby within the street.

We are aware of the adjoining window within the property, and have assumed this is habitable in terms of this Planning Application. At present the existing wall/fence is 1.8m in height. By forming the extension to the same internal ceiling height and the new roof build-up we can form a new higher all (to the same location) that respects the 25deg line in terms of light loss – and therefore cause no impact on the adjoining owners.

This is similar in height and appearance to No 12 and also takes into account possible impact to adjoining neighbours.

The rear extension is to form an infill to create a large kitchen / Dining area. This does mean the

loss of the window to the bedroom, but a side facing window is introduced to retain daylight and required ventilation.

The proposals are to create a part pitched roof to run as existing, with flat roof section to ensure subordinate extension form. We note from google maps that nearby flat roof sections from pitched are approved (46B Pickford Road) that are more street facing, and our proposals are rear facing and less intrusive.

The existing loft space can accommodate a compliant additional room in terms of headroom and access. Velux rooflights are proposed for daylight and ventilation purposes.

MATERIALS

All materials are to match the existing in style and appearance

CONCLUSION

We have progressed an application which is similar in size and appearance to others within the street, and ensured no impact issues to the adjoining neighbours.

The loss of the garage has minimal impact, as this was unusable for a modern day family car – and there are existing off street parking spaces.

We feel a sensible and acceptable approach has been taken to provide the Applicant with their living requirements and needs.

FIRE STATEMENT

Below points according to the Fire Safety Policy D12 (A) guidelines, demonstrate that the appropriate standards of fire safety have been adopted/planned for the kind of development work required as per drawings submitted for planning permission application.

Identify suitably positioned unobstructed outside space for

- fire appliances to be positioned within property in suitable locations, i.e. - fire blanket to kitchen and extinguishers as approved by the Fire Officer.

- Enough required unobstructed space is available to Avenue Road, which allows for hose connection to the property.

- appropriate for use as an evacuation assembly point

- The footpath to the front of building can be easily utilised as an evacuation assembly point which provides enough space for this purpose Designed to incorporate appropriate features which reduce the risk to life

- The planned construction is expected to use various passive and active fire safety measures to reduce the risk to life and serious injury in the event of a fire including firesafe construction material i.e. fire safety doors, fire resistant glazing and other measures like smoke detectors/alarms to each room and communal areas, Heat sensors to capture the start of any fire incident and raise alarm accordingly for anyone inside or outside of the building.

- The building works will comply with appropriate building regulation standards Are constructed in an appropriate way to minimise the risk of fire spread

- The building will be designed to satisfy the contemporary version of the Building Regulations including the fire safety guidelines. The design will include incorporation of the safe measures for fire detection, means of warning occupants, means of escape, means of control of a fire etc

- The construction methods will ensure to mitigate the fire risk for the neighbours and the people on site fully including the fire alarm systems etc, readily available water supply etc,

- Provide suitable and convenient means of escape, and associated evacuation strategy for all building users

- The extended space is connected to the existing protected smoke/fire lobby with travel distances all compliant with Part B.

- All dividing walls between rooms to be 1 HR fire rated to accord with Part B of the Regulations. Develop a robust strategy for evacuation

- All proposals compliant with Building Control requirements -via protected staircase as identified on the drawing and to final exit.

Provide suitable access and equipment for firefighting

- The front and rear of the property gives enough access to the firefighting people and equipment to be used in the event of fire All relevant Fire Risk Assessments to be provided to the required bodies.

18 MARDELL ROAD – FILE NOTE
IMPORTANT

IT WAS AGREED WITH ALAN STOKES THAT THE COMMENCEMENT SITE INSPECTION FOR THE DOOR OPENING FORMATION TO BE DONE STRAIGHT AWAY (TO ENSURE PLANNING EXPIRE DATE IS MET)

THE REST OF THE WORKS WILL BE CARRIED OUT AROUND JUNE / JULY

MANY THANKS

MARK TADMAN