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Project + Document Information

Site Address: 54 Geere Road London E15 3PP

Date: February 2024

Revision: -

Document Ref: A-101001, A-101003, A-101004

Section A

Site Analysis

The site

54 Geere Road is a two floors terraced house. The home has a small front garden and generous rear garden.

The single family dwelling is located towards the middle of Geere Road, near the crossing with Harberson Road. It sits within a run of terraced housing. A number of properties on the street have had ground floor rear extensions, most notably no. 56A neighbouring property at 56A Geere Road. All of the extensions are single storey and are not visible from the street.

The property is constructed from yellow London stock brick, with white painted front bay window. The windows are predominately single glazed with PVC frames.

The site does not sit within any Conservation Area.

Section B

Planning

Planning History

Through searching the online Newham planning database we have found no applications associated with 54 Geere Road.

The 31st of January 2024, the applicant submitted the application no. 24/00219/CLP for a Lawful Development Certificate for a proposed loft conversion with rear and side dormer extension with 1 front rooflight.

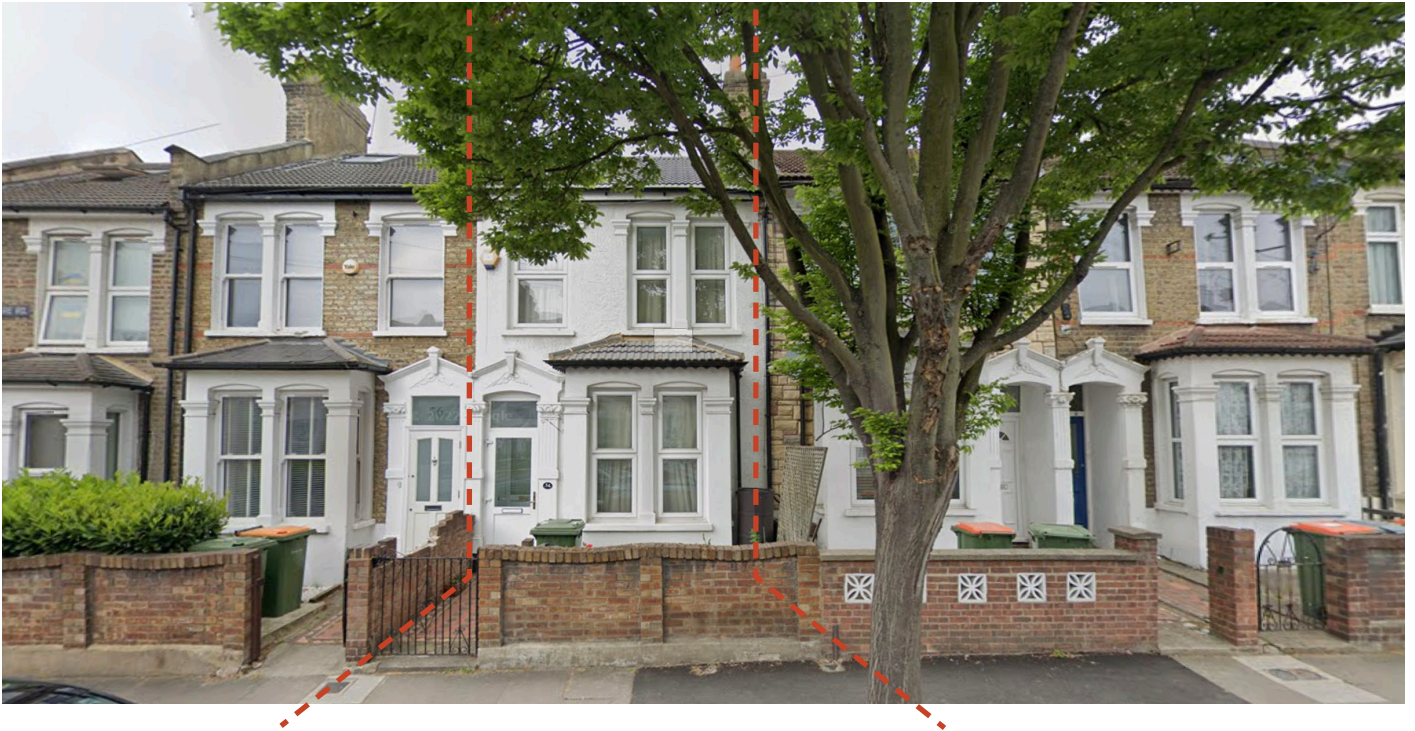
In the area, a number of applications have been approved for similar rear and side-infill extensions on Geere Road. Please refer to the aerial photographs on pages 6 and 7.

Section C

Site Pictures

56 Geere Road

52 Geere Road



Front elevation showing the boundary, edge conditions and neighbouring properties.

Section C

Site Pictures

52 Geere Road

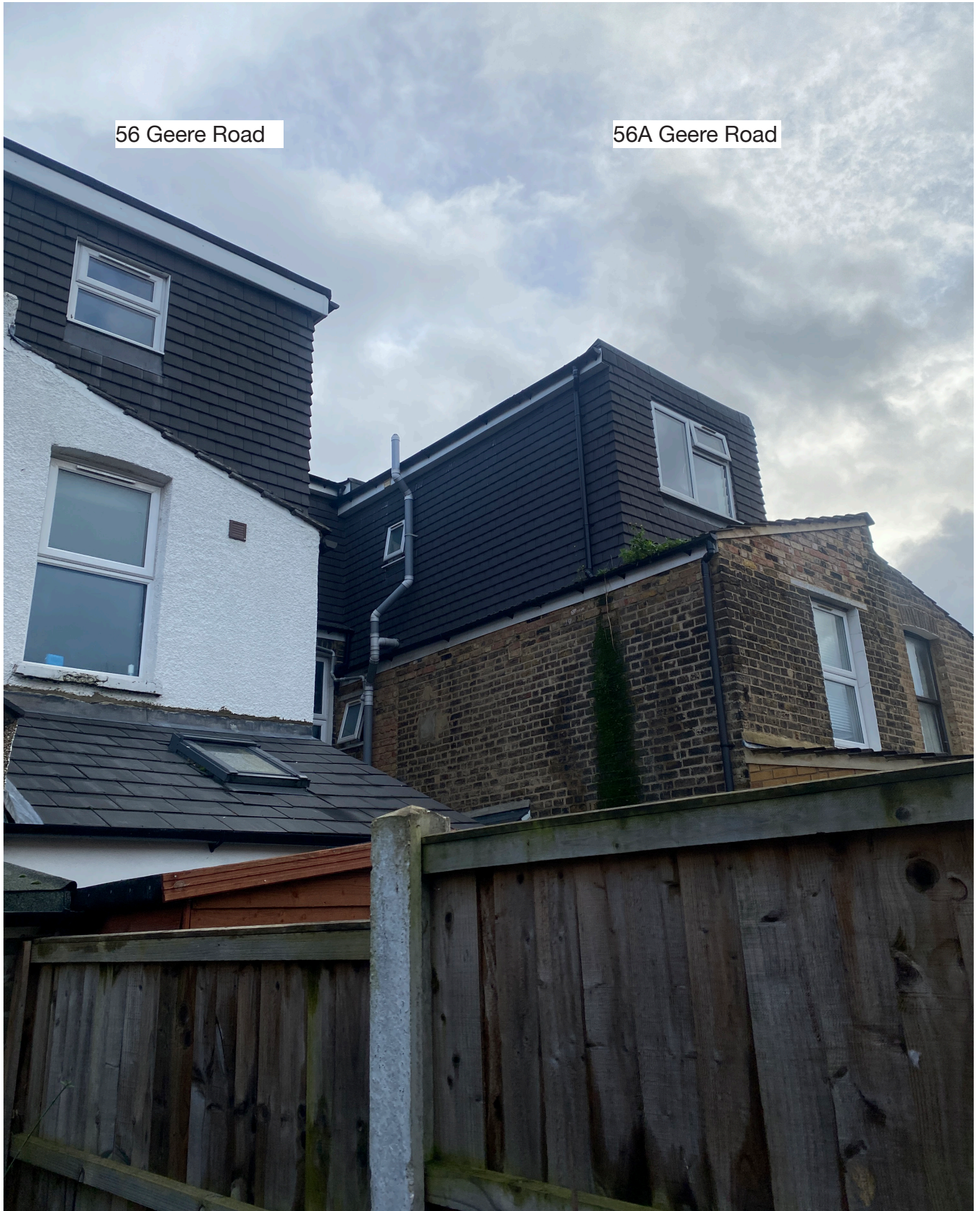
56 Geere Road



Rear elevation showing the boundary, edge conditions and neighbouring properties.

Section C

Site Pictures



56 and 56A Geere Road - existing neighbouring extension

Section C

Site Pictures



Google Earth image showing the applicants site and other rear extensions nearby.

Section D

Design Proposal

The proposal consists of creating a new rear extension at ground floor level to offer new kitchen and dining spaces. The new extension consists of a side infill towards the rear of the property and an extension on the ground floor of the outrigger.

We propose for the new extension to be a single storey with an asymmetrical sloping roof. The new extension is designed to complement the existing architecture, drawing inspiration from the slanted roof of the closet return. By incorporating asymmetrical angles into its profile, the extension maintains a cohesive visual connection with the rest of the structure while also adding a unique touch. This approach can create an interesting interplay between old and new elements, enhancing the overall aesthetic appeal of the property.

The pitched roof also lowers the height of the eaves and therefore minimises its impact on the neighbors on either sides. The eaves' level is proposed to be the same as the existing one.

We propose for the rear facade at ground floor to be in bricks to match the original house. The windows will be double glazed with dark painted frames.

The rear extension will not be visible from the street and therefore should have no impact on the visual coherency of Geere Road.

To inform the design we have used the following planning policy documents: *Newham Altering and Extending your Home Supplementary Planning Document*, February 2018 and *Newham Local Plan 2018*.



Section D

High Quality Design

The proposed ground floor extension aims to enhance urban design quality by seamlessly complementing the original house in the following ways:

- The design of the extension, including its form, massing, arrangement of openings, and brick details, is of high quality and does not affect the street scene.
- The choice of brick as the primary material complements both the original building and its surroundings, enhancing the overall aesthetic while maintaining continuity with the existing context.
- The ground floor extensions are designed to be subordinate to the original house, with their height and scale aligning with neighboring properties.

The proposals foster good neighbourly development by prioritizing respect for the neighbouring privacy, daylight and outlook in the following terms:

- The height of the extension is similar to the neighbouring properties. The eaves are proposed to be consistent with the existing.

The proposed sustainable development caters to the needs of current and future residents by offering well-designed internal spaces that prioritize considerations such as size, layout, access to daylight, and desirable outlooks.