



23 March 2024

PLANNING STATEMENT

Extensions at

**Sydney House
Grafton Road
Worcester Park**

The principle of development for this extension has already been established through two previous planning permissions, the latest being application number (19/00440/FLH). Unfortunately, the permission expired due to circumstances related to the COVID-19 pandemic, which necessitated a halt in our plans. Nevertheless, the new proposal represents a much scaled-back version of the previously approved application, incorporating the same principles of good design and remaining entirely in keeping with the architectural aesthetics of the road.

In line with previous advice received from your department to prevent any issues of overlooking and loss of privacy, we wish to highlight specific measures incorporated into the proposed development. The windows in the east elevation of the proposed first-floor extension will be glazed with obscure glass and will be non-opening, unless the parts of the window that can be opened are positioned more than 1.7 meters above the floor of the room in which the window is installed. These measures ensure that neighbouring properties retain their privacy while still allowing for adequate natural light within the proposed extension. Our immediate next door neighbour has been consulted and has no issues with the proposals.

Furthermore, I would like to emphasise that this extension has been carefully designed to complement the existing property and the wider streetscape. The materials and architectural style chosen are sympathetic to the character of the area, ensuring that the proposed development integrates seamlessly with its surroundings.

I respectfully request that the planning department give favorable consideration to this application, taking into account the previously established principle of development. We are confident that the proposed extension will be a valuable addition to the property.

Should you require any further information or clarification, please do not hesitate to contact me.