

Planning Statement

The approved planning applications listed below are in close proximity to the site pertinent to this application. They share similarities in terms of architectural style and have received approval for various substantial extensions.

These neighbouring properties establish a local precedent for significant extensions, notably front/side extensions that conform to the existing building line. This precedent has been established, thus justifying the acceptance of the proposed development outlined in this application, which is comparatively smaller in scale and form.

Local Precedence:

App ref: 19/00256/FLH

Application Validated	Tue 19 Mar 2019
Address	75 Northey Avenue Cheam Surrey SM2 7HU
Proposal	Demolition of attached garage. Internal alterations and the erection of a single storey rear extension, two storey side extension, loft conversion with new rear and side dormers and new front porch.
Status	Decided
Decision	Application Permitted
Decision Issued Date	Wed 15 May 2019
Appeal Status	Unknown
Appeal Decision	Not Available



App ref: 11/00402/FLH

Application Validated	Thu 07 Jul 2011
Address	61 Northey Avenue Cheam Surrey SM2 7HU
Proposal	Demolition of existing single-storey side extension and erection of a two-storey side/rear extension and single-storey side/rear extension. Modifications to the roof including raising ridge height, construction of Suffolk gables and erection of a rear dormer window with Juliet balcony (amended description).
Status	Decided
Decision	Application Permitted
Decision Issued Date	Wed 31 Aug 2011
Appeal Status	Unknown
Appeal Decision	Not Available

