

2 Avondale Road, Bromley, BR1 4EP

Planning Letter

February 2024

Prepared by **MM Planning and Architecture**

Introduction

This planning letter accompanies the revised application for a double-storey side extension with a rear wraparound at ground floor at 2 Avondale Road, Bromley, BR1 4EP. Please note that the pre-app design did not consist of the already approved 6m rear extension along the adjoining neighbouring property, hence this new design incorporates all the points raised in the pre-app along with the addition of the approved 6m rear extension through prior approval. It responds directly to the feedback received from the pre-application officer's report, addressing key design considerations and policy compliance as outlined in the Local Plan, specifically referencing Policy 37 related to design standards and Policy 8 concerning side space provisions.

Response to Pre-application Feedback

The pre-application feedback highlighted the importance of design quality, the need for the development to complement the existing streetscape, and adherence to policies regarding side space and the overall impact of the extension on the neighbourhood. In line with this feedback, significant amendments have been made to the initial proposal to ensure that the development will positively contribute to the locality and meet the required planning policies and standards.

Design Considerations and Amendments

The design of the proposed extension has been carefully revised to ensure high standards of architectural quality, respecting the character and appearance of the existing semi-detached dwelling and the surrounding area. Key amendments include:

- **Front Wall Offset:** In response to the recommendation for the two-storey side extension to provide visual subservience to the original dwelling, the front wall of the first-floor side extension has been offset by 1 meter. This adjustment ensures that the new development does

not dominate the original structure, thereby enhancing the visual integration with the existing building.

- **Side Space Provision:** Acknowledging the importance of maintaining adequate side space as per Policy 8 of the Local Plan, the revised design now includes a 1-meter gap from the edge of the boundary to the new extension at the rear of the property. This modification respects the existing spatial standards within the area and addresses the concerns raised regarding the previous scheme's proximity to the boundary line. Please note that the proposed side extension on the ground floor has been reduced by almost one meter in width from the pre-planning design, meaning that the gap at the front of the property is far more than 1m, in fact it is almost 2.5m.
- **Material and Construction:** Consistent with the initial proposal, the revised design continues to use materials that match or complement the external appearance of the existing house. This approach ensures that the extension is in harmony with the local architectural context.
- **Respecting Neighbouring Amenity:** The revised plans have been developed with a keen sensitivity to the amenity of neighbouring properties. By incorporating a setback and maintaining a respectful distance from the boundary, the proposal mitigates potential impacts on light and privacy for adjacent residents.

Conclusion

The revised application for the development at 2 Avondale Road, Bromley, demonstrates a comprehensive response to the feedback received from the pre-application process. The proposed double-storey side extension now fully aligns with the design and layout standards set forth in Policy 37 of the Local Plan, as well as the side space requirements of Policy 8. The adjustments made reflect a commitment to high-quality, sustainable development that respects the character of the local area and the living conditions of its residents.

We trust that the amendments outlined in this statement address the concerns raised in the officer's report and demonstrate our dedication to achieving a development that contributes positively to the community of Bromley.

We look forward to the pre-planning meetings to discuss this proposal further, addressing any queries, concerns and highlighting other areas of improvements. If there is any extra information required ahead of our pre-planning meeting, please do write to us.

Looking forward to hearing from you.

Warm regards,
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