

Planning Statement

Application for Householder Planning Permission

2020.22
68 Grosvenor Road

The house is a five-bedroom semi-detached 1920's home on Grosvenor Road. This property and the adjoining semi-detached home were for some time lived in as one home, but was subsequently put back into two houses when the current homeowner purchased the property.

The property sits amongst a variety of different houses in the street scene. The local authority maps do not identify any specific designations on the site.

The proposals seek to extend the ground floor living areas to form a large family kitchen, dining and living area. This will replace the existing conservatory, now coming to the end of its useful life, and the outhouse building. The extension will allow the house and garden to reconnect by opening up the rear elevation to the garden. Materials will be facing brickwork to match existing, lead coloured flat roof membrane and new black aluminium framed doors and windows to the extension, with the side kitchen window to be white to match in with the others on the main house.

The property sits the north of the adjoining semi-detached neighbour and as such the proposals will not cause additional overshadowing or significant impact on daylight. Consideration has been given to the impact on neighbouring house in terms of daylight, where the existing neighbouring bay is close to the boundary fence. Using the 45 degree rule of thumb in respect of right of light - (BRE's 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)') - the elevations show how the bay window is unlikely to be adversely affected as it will continue to receive daylight over the roof of the new extension.

There are two trees within the vicinity of the new extension, the apple tree however has a hollow trunk, is leaning and not very stable, likely nearing the end of its life. The applicant will be seeking to replace the apple tree as and when it needs to be replaced at some point in the future. Proposals seek to protect the immediate root areas of the two trees in proximity by fencing around the trees to ensure no site access or storage of materials in these areas to avoid soil compaction and root damage.



Rear elevation of existing property

Site Photographs



Tree T2 - Hawthorn Tree



Tree T1 - Apple Tree



Tree T1 - Apple Tree, hollow trunk



Site boundary - adjoining side (south)



Site boundary - detached side (north)
