



Planning Statement

Application for Householder Planning Permission

2020.07
1 Southcote Lane

The existing property is a three-bedroom semi-detached 1930's house with an existing rear extension and detached garage building to the side of the property. The property has a clay tile hipped roof, facing brickwork and white PVCU windows. It sits amidst other properties of the same typology, many of which have been developed in various ways.

The proposals seek to build two storey side extension to add an additional bedroom at first floor and replace the detached garage with a new integral garage and utility room. The existing rear extension to be replaced to create a new larger kitchen and garden room on the rear of the property.



Overview of proposals showing massing from front with two storey side extension set back and garage level with existing bay window. Single storey element to taper along boundary maintaining rear access to garden.

Consideration has been given to the impact on the neighbouring adjoined building in terms of daylight, where the existing french window is close to the extension. 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)') it is considered that the daylight levels to this window are unlikely to be adversely affected, partly because of the orientation of the site but also because it is only a single storey element being built in proximity to this boundary and as such light will continue to be received over the roof the new extension.

The local authority proposals map does not identify any constraints on the site.