

PLANNING STATEMENT 378 Gosbrook Road

Ref. **2019.10**

APPLICATION FOR HOUSEHOLDER PLANNING CONSENT

The existing property is a 3 bed detached home on Gosbrook Road. It sits between a terrace of houses and the electrical substation. There is an existing conservatory to the rear and a side garage which links it to the neighbouring property.

The local authority proposals map does not identify any specific constraints for the site. A search of Geographical Information mapping (available at www.magic.defra.gov.uk) identifies the following as relevant to the application site:

- Pockets of deciduous woodland in several directions within 400m of the site
- River Thames approximately 250m south of the site

As such, given the age of the property and proposed works to the roof, a bat assessment has been sought to support the application and this is enclosed.

The Flood Map for Planning service identifies the site as being just within the limit of Flood Zone 3, as such the proposals are intended to follow the Environment Agency's standing advice for minor development in Flood Zone 3. The extension replaces the existing conservatory, as such the increase of the overall footprint is minimal.

The proposals encompass a two storey extension to the rear of the property to replace the existing conservatory with a more useable space and to create a new master bedroom with en-suite bathroom at second floor. In order to maintain natural light to the existing bedroom, it is proposed to insert two windows into the west side elevation, either side of the chimney breast. As there are no immediate residential neighbours on this side of the house, it is proposed that these windows will be clear glazed. Side windows facing onto the east elevation are proposed to be obscure glazed to avoid overlooking.

The massing of the extension steps in on the east side, to ensure that the new extension will not go beyond the 45 degree line taken from the rear window of the neighbouring property. This aims to minimise the impact of the new building on the light and view from this window.



*Illustration of massing and position in relation to neighbouring buildings.
Proposed side windows look onto substation.*



Extension steps in on east side to minimise impact on neighbouring residential property and keep clear of 45 degree line from windows.