

PLANNING STATEMENT 20 Kenilworth Avenue

Ref. **2019.04**

APPLICATION FOR HOUSEHOLDER PLANNING PERMISSION

The existing property is a three-bedroom semi-detached 1930's house with piecemeal extensions to the side and rear from a later period. The property has a clay tile hipped roof, pebble dashed upper section and brickwork to the lower part. It sits in a private road amidst other properties of the same typology. Despite the fact that many of the homes have been extended the street scene retains its original character.

The proposals at 20 Kenilworth Avenue encompass a single storey extension and loft conversion. The new spaces to include an additional bedroom with en-suite bathroom within the loft and enlarged living space at ground floor with the addition of a ground floor WC and separate utility room. The single storey extension materials to be slate roof, due to the shallower pitch and walls to be rendered. The existing pebbledash on the upper section of the house to be painted white on all elevations to match the new render. The loft conversion to be a hip to gable conversion with rear box dormer clad in clay tile to match the roof. Doors and windows throughout the extensions to be anthracite grey colour to contrast the existing white windows on the front and side elevations.



Overview of proposals showing proposed materials

Consideration has been given to the impact on number 22 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 the form of the new extension roof ensures that 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. It is noted that the railway line runs approximately 50m to the east of the site and that there are large parks nearby, as such the requirement for a bat survey has been considered due to this proximity and the proposed works to the roof. Upon consulting an ecologist it was concluded that a bat survey will be undertaken and submitted with the application due to there being a reasonable likelihood of bats being present, this report is to follow.