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PLANNING STATEMENT.

4 BUXTON AVENUE, CAVERSHAM, BERKSHIRE.

This statement has been prepared to support the planning application for a first floor rear extension to the above property.

A previous application, reference 180297 was withdrawn to address concerns raised by the planning officer, which were;

- The design and scale are out of keeping with the original house.
- It is overbearing in height and depth.
- The amount of daylight is reduced for neighbouring properties.
- No Bat survey undertaken.

To address these concerns the following has been undertaken;

With regards to the design, scale and overbearing the two storey extension section has been removed and the application is now only for the first floor rear extension. This is set back from the boundary line with number 6 and does not project back further than any of the extended areas to number 6. Concerns were raised with regards to the rear extension compromising the natural daylight to number 6. Drawing number 07 indicates the 45 degree line projected out from the nearest habitable window of number 6. This actually clips the end of the proposed first floor extension.

We would however draw your attention to drawing number 08 which shows the orientation of the dwellings. This clearly demonstrates that the rising sun in the East is to the front of the properties and when it traverses during the day any loss of natural light will occur from number 6's own two storey extension. With the sun setting in the West (which is to the rear,) the proposed first floor extension will have no impact on the natural light to this window or in fact any other windows to number 6.

Finally included within the submission is a Bat Survey by Crossman Associates, whose conclusions are that the property has negligible suitability for roosting bats and that it is not considered necessary or beneficial to undertake any further survey work.