



Supporting Statement

Single-storey Rear Extension
AT
39 Marvell Avenue
Hayes UB4 0QS

Reference:
39MA/01

Date:
28 September 2016

1. Introduction

- a. This Supporting Statement has been prepared by Just Planning on behalf of Mr & Mrs Brar to support a householder planning application for a single-storey rear extension to a single family dwellinghouse.
- b. Following a description of the site and surrounding area, the report will outline the planning history and review the case for the applicant.

2. Site Description & Proposed Development

- a. The application site comprises a two-storey, semi-detached dwellinghouse located on the western side of Marvell Avenue. It has an existing rear extension with a depth of 3m. The existing extension has a mono-pitch roof with an eaves height of 2.4m and a maximum height of 3.5m.
- b. The non-adjointing neighbour at number 41 has been extended to the rear to a depth of 4m. The adjoining neighbour, number 37, is unextended.
- c. The streetscene in this location is characterised by semi-detached houses similar in size and style. The properties along this row have been extended and altered in a number of different ways, and these alterations form part of the character of the area.
- d. The property is not listed and does not form part of a designated conservation area.
- e. The application proposes the demolition of the existing 3m deep extension and its replacement with a new extension projecting 6m from the rear of the house. The new extension has a reduced eaves height of 2.3m. It has a dual-pitched roof with a maximum height of 3.27m. The extension will use matching materials and will have a window and patio doors in the rear elevation.

3. Case for the Applicant

- a. The proposed extension is located to the rear of the property and is not visible from the public realm. It is conventional in design and appearance and uses materials to match the existing house. It replaces an existing rear extension at the application site and is only modestly deeper than an extension at the neighbouring property, number 41.
- b. The extension is a subordinate addition to the dwelling and will cause no harm to its character and appearance or that of the wider area.
- c. There will be no impact on the non-adjoining neighbour, number 41, in terms of a loss of light, outlook or general amenity. The extension projects only 2m beyond the rear of this neighbour's extension and there is a separation distance of more than 2.5m between the two properties.
- d. The extension has been carefully designed to have no material impact on the amenity of the adjoining neighbour, number 37, which is unextended. The extension is single-storey only and has a low eaves height of only 2.3m. At this height, it will rise only a little way above a conventional 2m high boundary fence.
- e. The roof slopes away from the neighbour, to a low ridge height (in the centre of the site) of 3.27m. This is lower than the existing extension at the property, which is 3.5m tall on the boundary immediately next to the neighbour's rear elevation. It is also considerably lower than the usual height limits of 3m (to the eaves) and 4m (to the ridge) set out in the General Permitted Development Order 2015.
- f. The neighbour's garden and rear windows face southeast and therefore benefit from direct sunlight throughout most of the day. Given the presence of the bulk of the main house, the existing extension and the low overall height of the new extension, there will be no materially impact in terms of a loss of light.
- g. The neighbour retains direct and unobstructed outlook of its own rear garden. There are no windows proposed in the side elevation of the new extension so there will be no loss of privacy. Given its height, the extension will not have an overbearing impact on number 37.

4. Conclusions

- a. The NPPF places a strong emphasis on maximising homeowners' flexibility to extend their homes and improve their living accommodation.
- b. The extension is modest in size and scale. It is conventional in its design and appearance and not visible from the street.
- c. It has been designed to have low eaves and ridge height to mitigate any impact on the adjoining neighbour, number 37. Given the orientation of the properties and the height of the extension, there will be no impact in terms of overshadowing. There is no loss of outlook or privacy and the extension will not be overbearing.
- d. For these reasons, the applicant respectfully requests that planning permission be granted.



Just Planning Limited

Tel: 020 3488 1525
Mob: 07711 247 100
Email: info@just-planning.co.uk

Just Planning HQ

Unit 822
19-21 Crawford Street
London
W1H 1PJ

www.just-planning.co.uk

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