



PLANNING STATEMENT

Householder Application for 6m Rear Extension

**35 Albert Road
West Drayton
UB7 8ES**

February 2025

**Star Plan Ltd.
76 Steli Avenue
Canvey Island
SS8 9QF**

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1. Introduction

This application seeks to gain planning permission to extend 35 Albert Road to the rear by 6m, matching the extension depth to number 37 Albert Road.

2. Planning History

Previously, there have been no previous applications for 35 Albert Road.

3. Supporting Documents

This application is also supported by the following documents.

- Existing and proposed floor plans
- Location plan
- Planning statement

4. The Proposal

The application seeks to extend 35 Albert Road to the rear by 6m to create a new kitchen area with a proposed rooflight. The proposal also includes a light well so the now dining area receives natural light, this is further aided with a rooflight to this area.

The depth of 6m mimics the depth of the existing extension to the property of 37 Albert Road and is a much lower depth than the existing extension to 39 Albert Road, which extends to the access through the rear gardens of Albert Road. An image of these existing extensions is shown below in figure 1. The impact to the amenity of number 33 is not viewed to be a problem due to the orientation of the garden, it has good spacing to the south, with our extension being north of this property, therefore no overshadowing will occur as a result of the proposed works.

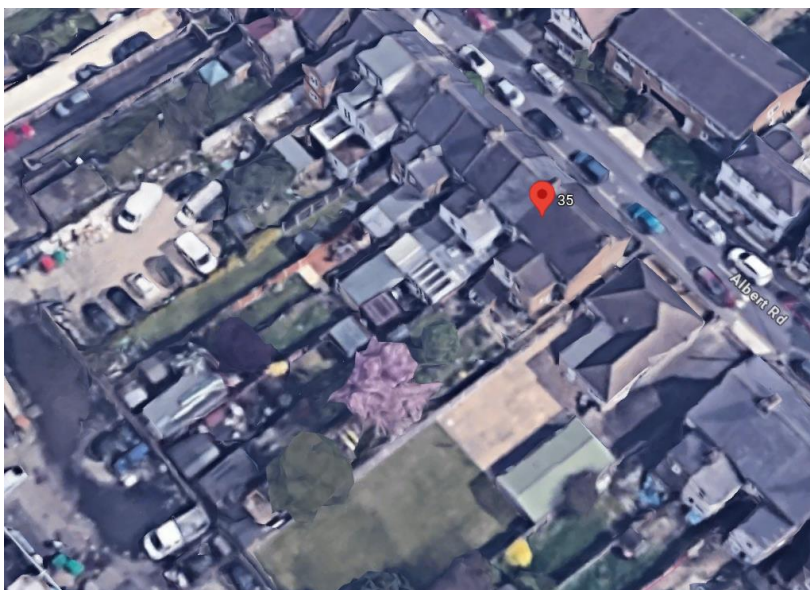


Figure 1: Existing rear extensions on Albert Road

5. Summary

Whilst the proposed rear extension is larger than permitted development guidelines and local planning policy with a depth of 6m, it is not out of place in the existing context of the area. The neighbouring property at number 37 has a similarly sized extension and number 39 has an extension that far exceeds this depth. The orientation of the gardens also removes the impact on the amenity area of 33 Albert Road, where the northern siting of this extension in relation to 33 removes any overshadowing concerns.