

Prior Approval - Scheme Description - Rev.A

re: Proposed Single Storey rear extensions at: 34 Berwick Avenue, Hayes UB4 0NG

1.0 Introduction

This Statement has been prepared in support of a Prior Approval application for the above-mentioned site, and gives a brief outline of the existing site, and description of the proposed scheme. Mr. & Mrs. Mattu are applicants & owners of this site.

2.0 Existing Site

The site is located on the South side of Berwick Avenue and is a small mid-terraced property, which is the predominant house style for this road. The existing site is rectangular in shape and covers an area of 284m² and is relatively flat in nature. It contains 2 buildings, the main house and a garage in the rear garden. As with other properties along this road, it has a relatively small front garden but with generous rear gardens.

The building is a mid-terraced, 2 storey house with an existing loft conversion. Apart from the loft conversion there have been no other internal alterations to the property. Due to the nature of the long rear gardens, larger rear extensions and garden buildings have been a well-established pattern of development for this area. The adjoining neighbour has a current rear extension with measures 2.8m along the boundary, and a further covers area approx. 3.15m in length.

3.0 Proposal

The proposal seeks to build an overall 4.0m rear extension, which is reduced to 2.81m at the boundary to match the neighbour's extension. We will retain a side passage of at least 1.0m for circulation/rear access. The proposed extension allows us to form an adequately sized kitchen, the existing being quite tight at only 6.75m², and a better arrangement to the rear with an improved connection to the garden. The flow through the house is much improved and we can allocate locations for the GF Shower room and coats.

All materials are to match the existing house. The height of the rear extension has been carefully considered to take account the adjoining neighbour. The eaves level is set at 2.864m above the existing GL, and 2.961m at the ridge. The parapet wall provides a much better finish and appearance than the standard type of extensions, as the flat roof is hidden.

Evidence to Verify Application - Rev.A **For single storey rear extensions**

This statement demonstrates that we comply with all criteria for Permitted Development Rights, with respect to **Class A**:

- 1) Existing house is not a listed building, and the development is not on designated land.
- 2) Total land around original house, is **148.6m²**, calculated as follows:
Total site area = 283.8m²
Original house footprint = 47.4m²
Original Garage footprint estimated = 17.0m²
Land around original house = **219.4m²**
50% of original land = **109.2m²**
Area of proposed extension + front porch + new garage – original garage = **57.0m²**.
- 3) Extensions are not forward of the building line fronting any highway.
- 4) Not on designated land.
- 5) All materials used will match existing house.
- 6) Side element width is N/A.
- 7) Side element max. height is N/A.
- 8) Side extension is within 2.0m of the side boundary, and the eaves height is 2.821m, as measured to the flat roof, ignoring the parapet walls.
- 9) PAP application, 4.5m is requested.
- 10) The highest point of the single storey rear extension is 2.961m, so less than 4.0m eaves height restriction.
- 11) Maximum eaves & ridge heights are not higher than those of the original house.

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