

Plans Express

Planning Statement

22 April 2025

Planning Statement for Proposed Rear Extension at 54 Brackenbridge Dr

We are applying for planning permission to construct a single-storey rear extension measuring 4.3 metres in depth. The proposed extension is intended to align with the proposed rear extension of our adjoining neighbour 56 Brackenbridge Dr Planning ref: 79634/APP/2025/743, thereby maintaining visual harmony and consistency between the two properties.

Proposal Summary:

- **Depth:** 4.3 metres from the original rear wall
- **Height:** Matching the neighbour's existing extension
- **Design:** The extension will reflect the style, materials, and proportions of the adjoining extension to ensure visual cohesion and minimal impact on the streetscape and neighbouring amenity.
- **Purpose:** To create additional family living space while respecting the character and scale of the surrounding properties.

Planning Justification:

- The proposed extension does not exceed the scale of the adjoining neighbour's existing extension and maintains a uniform rear building line.
- The design and materials will be sympathetic to the original dwelling and the neighbouring extension, ensuring a consistent appearance.
- There will be no detrimental impact on neighbouring properties in terms of privacy, outlook, or access to natural light.
- The proposal complies with relevant planning policies and local development guidelines regarding residential extensions.

We respectfully request that the application be considered favourably in light of the above.

Signed: D Black

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