

Planning Statement part 2

Planning guidance as articulated by the planning office states that “*the eaves of the rear extension should match the existing eaves height and the roof height should no more than 3m in height*”.

Circumstance of application site

The application property is a bungalow, and it is not practical to reduce the eaves height to match the existing roof, as the pitched roof eaves are lower than the internal ceiling height. To do this the extension will have a ceiling height of around 2.15m.

It is recommended that rear extensions are 3m high but in this case the garden level slopes down to the rear. At the back of the extension the internal floor level is 560mm above the external ground level. To meet this 3m height limit the ceiling height would be 2.10m.

Since No8 is raised up above the ground as No10, and No12 has a two-storey flank wall next to the extension we hope that our plans would be acceptable.

Ceiling heights of 2.15m or 2.10m would also fall below the nationally described space standard that encourage a minimum ceiling height (2.3m nationally or 2.5m in London) so that new housing is of adequate quality, especially in terms of light, ventilation and sense of space. Although we are not bound by these standards, we would like to work towards them where possible to provide a comfortable and functional home for my family.

Local precedent

There are also a significant number of bungalows on the same and the adjacent road with side and rear extensions which are above their eaves including the neighbouring property at 8 Howletts Lane. The pages below highlighted these where they are visible from the street and provide some examples. In addition, from google maps they appear to be many more extensions which are above the eaves – in fact, most bungalow extensions appear to be above the height of the original eaves.

A = application side (10 Howletts Lane)

B,C,D,E,F,G,H,I,J,K,L all have extension heights which are higher than the original eaves.



B: 37 Howletts Lane side extension



C: 35 Howletts Lane side extension



E: 47 Arlington Drive rear extension (opposite application site)



F: 8 Howletts Lane rear extension (neighbouring application site)

