

INSITE PLANNING

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PLANNING STATEMENT IN SUPPORT OF HOUSEHOLDER PLANNING APPLICATION

**FOR PROPOSED
SINGLE STOREY REAR EXTENSION AND PATIO
TO REPLACE
CONSERVATORY, LEAN-TO AND GARAGE**

AT

**17 DELLNEY AVENUE
HAYWARDS HEATH**

November 2024

This Planning Statement relates to a Householder Planning Application for proposed single storey rear extension and patio that will replace the existing conservatory, lean-to structure and detached garage.

With regard to the surrounding area and planning history, the MSDC planning register includes 6.0m deep single storey rear extensions being recently approved (now built) at both 35 and 37 Dellney Avenue.

The proposed size and layout both being very similar to the planning application at 17 Dellney Avenue.

The Application Site:

17 Dellney Avenue is a typical 1930s style two storey semi-detached property having decorated rendered walls with a tiled 'hipped' pitched roof over.

The property is used as a single dwelling. Separate access from the drive at the side provides access to the rear garden.

It is within a residential area; the site being bordered by residential properties. The dwellings in the area are similar to the application site many having various sized/designed extensions and loft conversions.

Amount:

The existing property is 84.5m² on its two floors. The proposal is to extend at the rear on the ground floor. This will provide a total floor area of 103m².

Layout:

The proposed ground floor layout change will provide a comfortable and spacious open plan living, dining and kitchen area with access direct to the west facing garden at the rear.

The first-floor layout will remain as existing with three bedrooms and family bathroom.

Scale:

The scale of the proposals will be increased as a result of the proposed rear extension and patio.

Landscaping:

Landscaping works will include a decorative concrete paved rear facing patio.

Appearance:

The existing ground floor conservatory, lean-to structure and detached garage will be replaced with a decorated rendered single storey rear extension with felted flat roof over. Proposed windows and doors will in aluminium with a powder coated finish.

The upper parts will remain as existing with decorated rendered walls and upvc windows.

Access:

Both pedestrian and vehicle access to the property will remain the same.

Flood Risk:

The site is in an area designated as flood zone 1. Most developments that are less than 1 hectare and within flood zone 1 do not need a flood risk assessment as part of a planning application.