

PLANNING STATEMENT

SITE ADDRESS:

Dated: 18 -10-2021

2 MERLIN ROAD ROMFORD RM5 3YA

PROPOSAL DESCRIPTION:

ERECTION OF SINGLE STOREY REAR EXTENSION AND CONSERVATORY.

PLANNING & DESIGN STATEMENT:

The application site is a detached building. The proposal is for single storey rear extension and conservatory.

The area is characterised by two storey detached residential properties. The existing property is not listed. The site is not located within a conservation area.

The proposal will provide a much-needed space to the occupants. It is our understanding that the extension will not affect the amenities of the neighbouring properties.

The property is situated within easy reach of many local amenities including schools, shops, super markets, places of worship, open spaces for social venues and transport options.

The proposal is sustainable and appropriate in the overall context of the area. It will contribute positively towards the overall betterment of the area in general and the site in particular.

As rear extension is now an on-going pattern of construction. It is pertinent to mention here that due to its unique location , proposed development will not spread any obtrusive effect and will form sympathetic to the design and character of the existing building.

IMPACT UPON NEIGHBOURING AMENITY:

The proposal has been drawn considering the effects/elements on neighbouring residential properties in terms of natural light, overshadowing, overlooking or overbearing to and found moderate as all windows are opening to rear on its property.

QUALITY OF ACCOMMODATION:

The proposal will provide an additional space to residential in terms of kitchen and bathroom and conservatory.

ASSESSMENT AND EVALUATION:

The proposed development respects and enhances the character and appearance of the original building as well as the adjacent properties in terms of scale, massing and materials.