

1 DOVER CLOSE, RM5 3AX

PLANNING STATEMENT

VARIATION OF CONDITION

Site description

1 Dover Close, RM5 3AX is a two-storey, semi-detached dwelling.

The property sits on a rectangular-shaped plot with a large garden to the rear and a detached garage on the side of the property. The property currently has 2 off street parking.

The application site borders the rear gardens of 17 & 19 Dunster Road on the North side and backs onto 15 Dunster rear garden to the East. The area is characterised by two-storey semi-detached houses.

The application site is not located within or close to a conservation area. There are no locally or statutory listed buildings in the vicinity of the site.

Planning history

Application No: P0699.22

Proposal: Part two storey, part single storey side extension, and single storey rear extension, involving demolition of existing garage.

Status: Granted planning permission - 28th June 2022

Variation of conditions

The applicant would like to include a double storey side and rear extension to the current approval. The proposals would add an additional bedroom and would not have a detrimental impact on the already approved scheme.

The proposals have also looked to comply with the council policies:

Double storey rear extensions – SPD 2011:

“Policy 5.12 - Rear extensions to semi-detached houses should be carefully designed in order to minimise their bulk. Orientation is particularly important, and extensions of this kind may be acceptable where they are proposed to the north of the adjoining property. The location and size of existing extensions will also be considered. For all two storey rear extensions, the roof should be pitched, set at right angles to the main roof and generally finished with a hipped end (Figure 6).

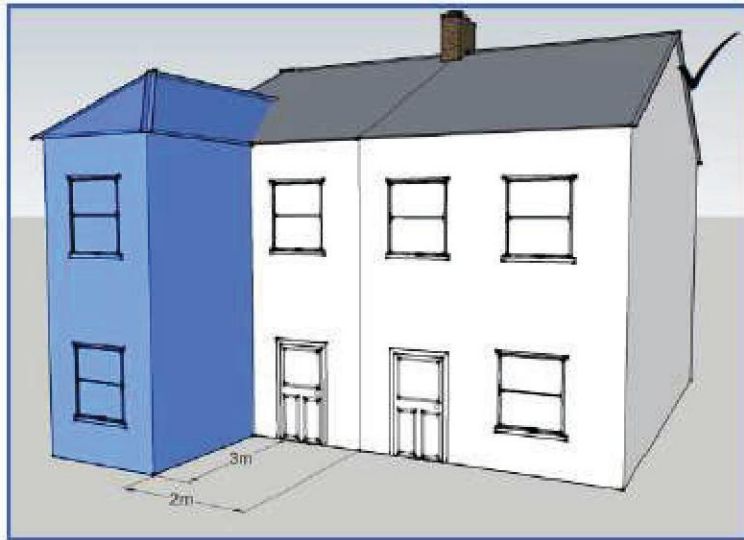


Figure 6 Two storey rear extension with pitched roof, finished with hipped end

“Policy 5.13 - Two storey rear extensions should be set in from the common boundary with any attached dwelling by not less than 2 metres, and should project no more than 3 metres (Figure 6). In exceptional local circumstances rear extensions of a greater depth up to a maximum of 4 metres may be acceptable where, for example, this would be sympathetic with the character of the local area and/or rear extensions of a similar depth already exist at neighbouring properties.”

“Policy 5.15 To avoid overlooking, side walls of extensions should not contain windows at first floor level where the extension is close to the boundary. Where the amount of natural daylight penetrating an extension is of concern, obscurely glazed glass blocks are recommended (Figure 7).”

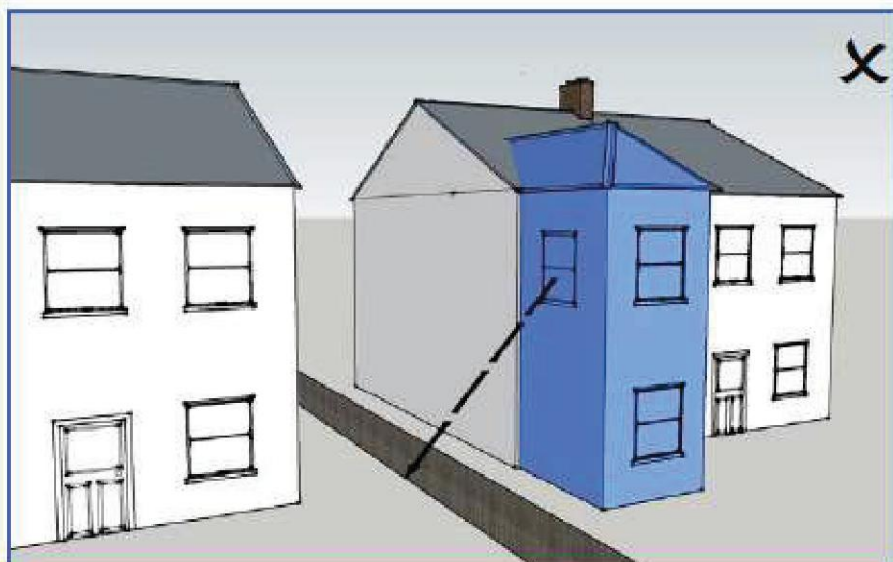


Figure 7 Two storey rear extension with inappropriate overlooking window

The proposals in general have been designed with the above policies in mind. The double storey rear extension would be set away from the neighbouring boundary by an excess of 3.5m, exceeding the 2m requirement and the extension would not be deeper than 3m. The windows have been designed to match existing scale and the roof is pitched to match the character of the building. There is a newly formed window on the side extension, however this is proposed in obscure glass and only the top third is openable for ventilation purposes. These minor changes would allow the applicant to have a family home that is in keeping with their current needs along with a good size garden.

The proposals would include materials that match the existing dwelling. Brick face front elevation and smooth render painted grey to the side and rear of the property.

Local Precedents:

8 Dover Close ROMFORD RM5 3AX - P0017.99:

