

## **Statement in support of a Planning application for a 4m deep first floor rear extension to 10 The Drive Harold Wood**

This re-application is submitted following the withdrawal of P1602.23 on the 12<sup>th</sup> December 2024 after a discussion with Planning Officer Angelle Dimech.

Planning Application P1602.23, included a 4m deep part first floor extension, but was to be rejected due to the following Council's comment:

- The bulk and mass of the first floor rear extension would appear as a dominant and incongruous addition to the existing dwelling house.

Following discussions with Angelle Dimech and the applicant Mr Nicks it was decided to withdraw the original application and resubmit with a statement to support the 4m deep first floor extension element of the proposal.

Haverling's 'Residential Extensions and Alterations Supplementary Planning Document adopted in 2011 item 5.12 states:

*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.*

The proposed first floor extension will be 2.5m from the boundary to the adjoining property (No.12) and 2.795m from the boundary of No.8. The existing rear garden is north facing and therefore a rear extension would have little to no effect on light to adjoining owners.

No.8 is located more than 1m back into its plot in relation to No.10 and was extended over 10 years ago with a two story side and rear extension. The side extension is built on the boundary between No's 8 and 10 and the rear façade of the first floor is over 4m from No.10's existing rear façade.

The photograph in figure 1 below, shows the constructed rear extensions to No. 8 with a red line indicating where the rear façade of the proposed 4m rear extension would be for No.10. Overall No. 8's side and rear extensions have increased the volume of the property by approximately 275cum.

No.12 (adjoining property) has also been extended with a 2 story side extension built up to its boundary with No.14 together with a 3.8m single storey rear extension. This has increased its volume by approximately 190cum

The proposed extensions for No.10 will increase its volume by approximately 180cum and therefore not creating a dominant and incongruous addition to the existing dwelling house particularly in its relationship with its neighbouring properties No. 8 and 12.



Figure 1

## Conclusion

I submit that the proposed two storey element of the rear extension is an 'exceptional local circumstance' designed sympathetically with the 'bulk and character' of both neighbouring properties No.8 and No.12 The Drive. I would therefore ask that this is taken into consideration when deciding this application.