

PLANNING STATEMENT

Site: 150 Bellenden Road London SE15 4QY

Date: 23.2.20

Planning Portal Ref: **PP-08481540**

. 1.0 INTRODUCTION

- . 1.1 The proposal includes a lower ground floor side extension to increase the living area of a 3 storey Victorian mid-terrace dwelling
- . 1.2 The property is currently occupied by a family of 3

. 2.0 PLANNING HISTORY

- . 2.1 No planning history for the specific site.

DESIGN STATEMENT

. 3.0 LOCATION, CONTEXT AND POLICY

- . 3.1 Bellenden Road is located within London Borough of Southwark.
- . 3.2 We have carefully examined any impact that the proposal could have on adjoining properties. Therefore, the proposed side extension will be an infill of the existing volume of the house. A Bi-folding door is proposed to the Rear Elevation of the property with direct access to the Rear Garden.

. 4.0 USE AND DEVELOPMENT SUMMARY

- . 4.1 The property is a 4 bedroom house, planning use Class C3. It is not intended that the proposed development would alter the current use of the building.

. 5.0 ACCOMMODATION

- . 5.1 The internal maintenance and improvements will not interfere with the external appearance of the property, as seen from the road. The Ground Floor side extension will be visible only from the rear of the property and will provide additional Kitchen/ Dining Area for the family
- . 5.2 The proposed design includes the following:- Ground Floor side extension with Bi-folding doors that will open to the Rear Garden and with a fixed skylight in the roof of the extension to maximize the natural light into the house.

. 6.0 SCALE

- . 6.1 The proposed rear extension is minimal in extent to avoid impacting upon the adjoining property. It projects no further than the existing main house and the height will not visually dominate the neighbouring properties as it is less than 3m

. 7.0 APPEARANCE

- . 7.1 There will be no visible changes introduced to the external appearance of the building to the front of the property.
- . 7.2 In the rear of the property, the exposed bricks of the proposed side extension will match with the existing ones.

ACCESS STATEMENT

. 8.0 SITE AND BUILDING ACCESS

- . 8.1 The main entrance door will be retained, as existing, with a stepped front door access.
- . 8.2 The access through the house will remain as it is.

. 9.0 EFFECT OF THE BUILDING IN THE AREA

- . 9.1 The small and considerate nature of the proposal to the rear of the property limits the potential of adverse effect on the character or appearance of either the building or the area. The proposal will provide spacious, modern family accommodation in an area mostly populated by families.

. 10.0 MEETING THE CRITERIA FOR LAWFUL PERMITTED DEVELOPMENT

- . 10.1 The design for the infill side return extension has been created within the restrictions of a lawful permitted development. It is single storey, under 3m high and does not extend beyond the existing rear wall of the property.