P26.16 - 27 Penarth Road - Planning Statement

Issued 18.05.26

This planning statement is submitted alongside the drawings and application forms to support the application for the erection of a single story side and rear extension to form additional living accommodation. This statement aims to justify the proposals in reference to the specific planning policies, namely saved UDP Policy DC1.

DC1.1: The overall appearance of the proposal in the street-scene

The street scene has been considered in the design of these proposals, through the size and projection of the side extension, and the design of the roof. The footprint of the existing house is 'L' shaped, and therefore has two front elevation lines, the side extension relates to the elevation which is already set back, and the side extension is set back a further 3.4m from this, making it visually submissive in relation to the street scene. In addition to this, a 0.8m walkway has been allowed for between the side elevation and the boundary line. The proposals show a pitched, tiled roof to the side extension, which will be seen from the road, this is in line with the roof design of the existing property, and follows the precedent of other single story side extensions on the road.

DC1.3: Rearward extension larger than 3.65m

The extension protrudes 5m from the existing rear of the property, it is acknowledged that this is larger than the 3.65m in DC1.3, however it is felt that this is acceptable in the context of the site, when considered in line with the following reasons;

- The proposals are single story, and in majority to the rear of the property, this minimises the impact to the character of the area and the amenities to the neighbouring properties.
- The property sits on a large site, with a large garden, the proposals therefore do not impact on the amenities of the development site itself, and do not feel excessively large within the context of the site.
- There is an existing conservatory on the rear of the house, which extends 4.1m from the house, in addition to this, there is an existing garage on the site which will be removed as part of these proposals. The footprint of the existing conservatory is 17m^2, the footprint of the existing garage is 12m^2. The footprint of the proposed extension is 29m^2, and therefore only 10m^2 larger than the existing developed footprint on the site.
- The proposals remain subservient to the original house, due to them being single story.
- There is a significant precedent for large extensions in the area, both on Penarth Road, and across the Roundwood estate as a whole.

It is therefore felt that these proposals have been designed in accordance with the relevant planning policies.