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Planning Statement:

By:

Mr & Mrs Quaife

Site at:

58 Golden Ave
East Preston
BN16 1QX

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1. Introduction

- 1.1. This statement is submitted in support of the application for Householder Consent for single storey front extension for new porch and attached garage and conversion of the existing garage into habitable space.
- 1.2. The application comprises the following documentation:
 - 1.2.1. Drawing 0264 / 100, 101, 102C, 103B & 104B
 - 1.2.2. Planning Statement

2. The Site

- 2.1. The site is located in the Kingston Parish, East Preston, within the private West Kingston Estate. Golden Avenue comprises of traditional detached properties of differing styles.
- 2.2. The building is a two storey detached residential property. The property has been extended previously with a two storey front extension and a single storey rear extension with large conservatory.

3. The Use

- 3.1. The property is wholly residential, comprising self-contained family dwelling.

4. The Proposal

- 4.1. The proposal is the conversion of the existing integral garage into habitable accommodation and the construction of a new attached garage and larger porch.
- 4.2. An application was recently approved (ref. K/29/18/HH, 24th January 2019) for a similar scheme. The previous scheme included a two storey part comprising a garage store with an en-suite bathroom over which has been omitted for this revised proposal.
- 4.3. This is the first revision of a development of the same character and description on the same site by the same applicant and is within 12 months of the date of the decision.

5. Amount

- 5.1. The proposal remains similar to the previous proposal with the conversion of the integral garage into habitable accommodation and the construction of a new attached garage and larger porch.
- 5.2. The garage store and en-suite (two storey) part has been omitted for this revised proposal.

6. Layout

6.1. The layout varies from the previously approved scheme in that the garage is now located on forward-most part of the frontage.

7. Scale

7.1. The proposed garage extension is single storey with a flat topped pitched roof which is designed to blend and form a continuation of the existing north facing projection.

7.2. The distance between the new extension and the front boundary is 6.28metres with another 3.2metres between the boundary and the edge of the highway. The distance between the new extension and the north boundary (to no. 56) remains at 1.68metres which is in line with the current projection on this side of the house.

7.3. There are many examples of properties along Golden Avenue with development closer to the front boundaries.

19 Golden Ave	Porch	4.46m to boundary 9.59m to centre of road
29 Golden Ave	Garage	4.79m to boundary 10.3m to centre of road
28 Golden Ave	Garage	5.28m to boundary 11.00m to centre of road
77 Golden Ave	Garage	4.26m to boundary 9.82m to centre of road
88 Golden Ave	House	3.00m to boundary 8.79m to centre of road

8. Landscaping

8.1. The landscaping remains unchanged in the proposal. The extensions are located over areas that are currently designated driveway.

9. Appearance

9.1. The proposal is designed to reflect the current character of the house in style and material.

9.2. The proposal is only single storey in height and modest in footprint to ensure the maintenance of a sufficient gap between the building and the boundaries.

10. Access

10.1. The internal access remains unchanged in the proposal.