

**Extension to Ground Floor Flat  
Planning Statement**

05.12.2016



## Introduction

This Planning Statement supports the application for a rear and side infill extension and associated works to the ground floor flat at 26 Agamemnon Road.

## The Site

26 Agamemnon Road is a three-storey mid-terrace property which backs onto a what was a reservoir, now defunct.

The property has been split into two flats, one occupying the first and second floors. The other occupying the ground floor with sole use of the rear yard. The whole building - including lower and upper flats, is the property of the same owner, who currently resides in the upper flat.

The existing rear-outrigger is three storeys high. The rear garden is backed by tall trees which line the old reservoir beyond.

Existing photos of the property are included on this and the following pages.



Aerial view from west



## The Proposal

The proposed works involve the demolition of the existing rear extension and side bay and replacement with a single storey wrap-around type extension, to the same depth as the existing rear extension, and to the full-width of the rear yard - i.e. infilling the existing under-used side passage.

A small courtyard would be created between the side infill and main building to retain good daylight to the existing rear bedroom.

The new extension will be faced in brick and have double-glazed windows and doors. It will significantly improve the living accommodation for the flat. New roof-lights will ensure excellent daylight to these rooms.

As the existing building is tall in scale - the rear out-rigger is three-storeys, the new extension will read as being sub-ordinate to the existing.

Any impact of the new volume on the neighbouring properties will be minimal due to the fact that there is an existing extension which abuts the boundary with No. 24 and the already high boundary fence/planting with No. 28. There are no properties behind No. 26 to the west.

A small terrace is proposed on the roof of the new extension to serve the first floor flat, which currently does not benefit from any external amenity space. This would be stepped back from the eaves of the extension to avoid overlooking.



Aerial view from south





Street frontage



Existing rear extension



Rear yard



Existing rear outrigger





Rear extension



Side passage looking east



Side passage looking west