

terrace or Conservation Area. With limited views of the extension from any surrounding buildings the amendment to the roof will have negligent impact on neighbours. The number of rooflights over the addition remains at three, as on the approved scheme, with the proposed kitchen addition now only having two. There will be more than sufficient light to the compact kitchen from two rooflights and the large glazed doors to the patio.

A further amendment is proposed to the elevation of the addition facing the garden. Instead of a dark aluminium cladding above a painted brick plinth, the wall will be completely in painted brick, with the return of the party wall with 5 Denning Road in facing brick matching the existing house.

The zinc perimeter wall capping will be extended to form a fascia over the white painted aluminium bi-fold narrow line doors. This will simplify the materials palette and help to create a harmony with the existing houses.

EXTENT

The overall area of the proposed addition will follow areas of the approved application.

1. The garden façade is set back, as before, 600mm from the corner of the existing house, making the overall length 7400mm. The length of the kitchen is 5380mm with the covered study extension internal dimension being 1570mm.
2. The width to the boundary of 7 Denning road with no. 5 is 2400mm. All these dimensions are based on an on-site survey.
3. The area of the existing flat is 102.94sq.m (N.I.A)
The area of the proposed addition, kitchen/study extension is 17.47sq.m, giving a total area of the proposed flat 7A of 120.41sq.m (N.I.A).
4. The overall height to top of capping will be 2626mm.

CONCLUSION

A Party Wall survey is in process for the party boundary to the addition, to obtain a Party Wall Agreement with no. 5 and 7 Denning Road. Any work related to the boundary between the properties has been engineered by a structural engineer, who will continue to monitor progress during construction.

We feel that the proposed amendments to the approved Planning Application, will have negligent impact on no.7, the adjacent buildings, neighbourhood or Conservation Area, and in fact will only help to harmonize with the surroundings.