

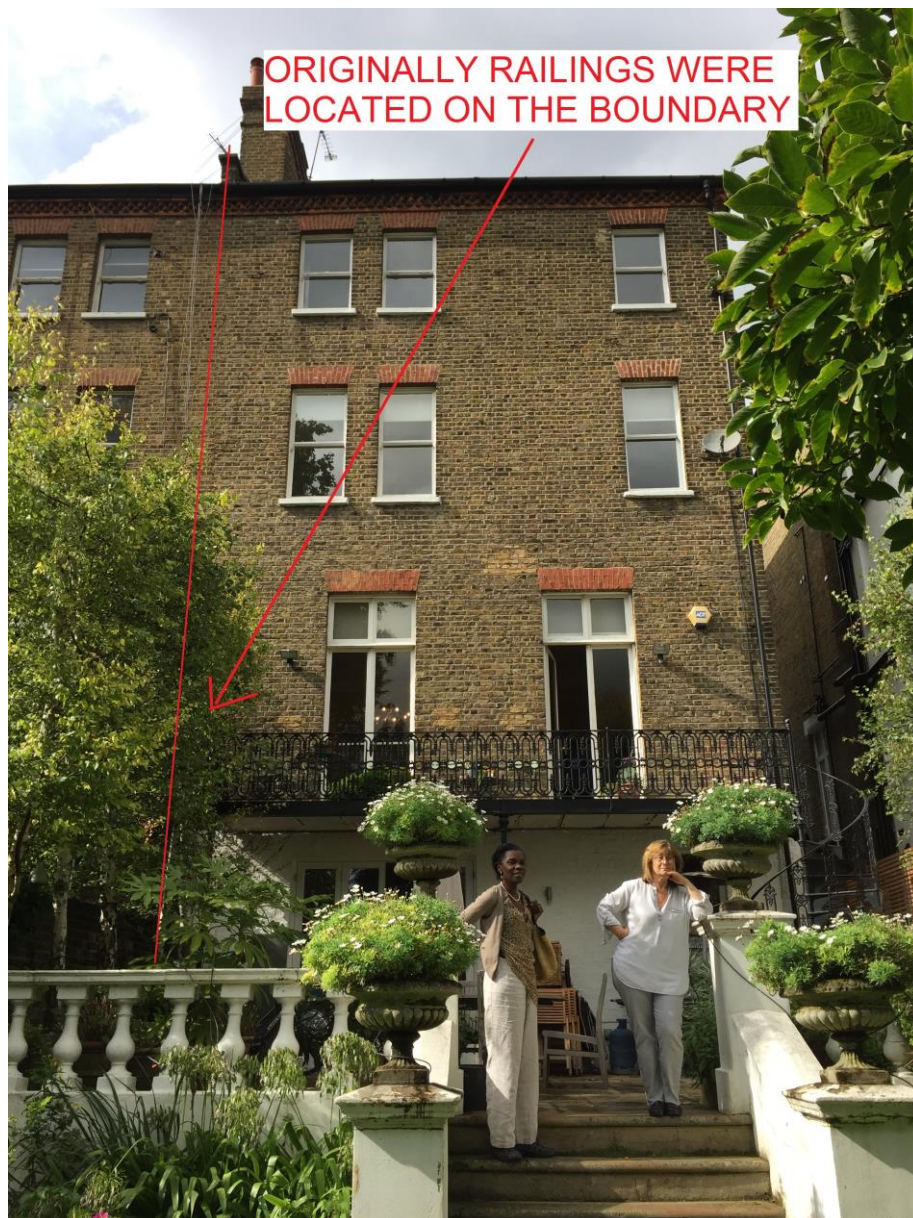
5 CHALCOT GARDENS, DESIGN AND ACCESS

STATEMENT FOR REAR EXTENSION

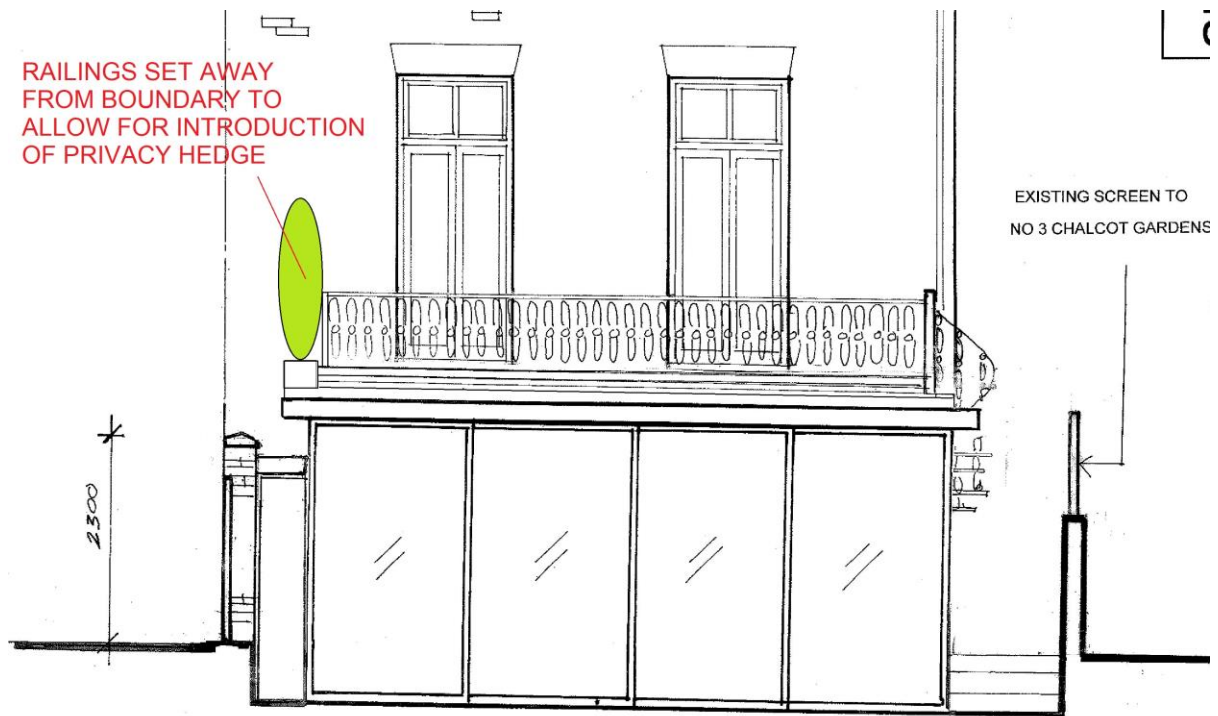
INTRODUCTION

5 Chalcot Gardens is a 4 storey semidetached property on Chalcot Gardens within the Eton conservation area. The house is of stock brick with a slate hipped roof. The house has recently had a lower ground floor extension built under planning consent 2017/6757/P 6th March 2018

Originally the house had a full width balcony at ground floor level, extending out 1.4m. It is proposed to replace this with a balcony which is less wide, but covers the whole of the glass roof area extending out 2.2m deep. In order to compensate for any lack of privacy the extra depth of balcony would create, the amended design sets the balustrade rail away from the boundary by around 1m and also introduces a privacy hedge.



ORIGINAL REAR OF HOUSE SHOWING BALCONY EXTENDING TO THE
BOUNDARY WITH NO 6 CHALCOT GARDENS



PROPOSED SITUATION WITH RAILINGS SET AWAY FROM THE BOUNDARY
AND HEDGE INTRODUCED FOR PRIVACY



REAR ELEVATION AS BUILT SHOWING RAILING SET IN FROM BOUNDARY AND PRIVACY HEDGE INSTALLED

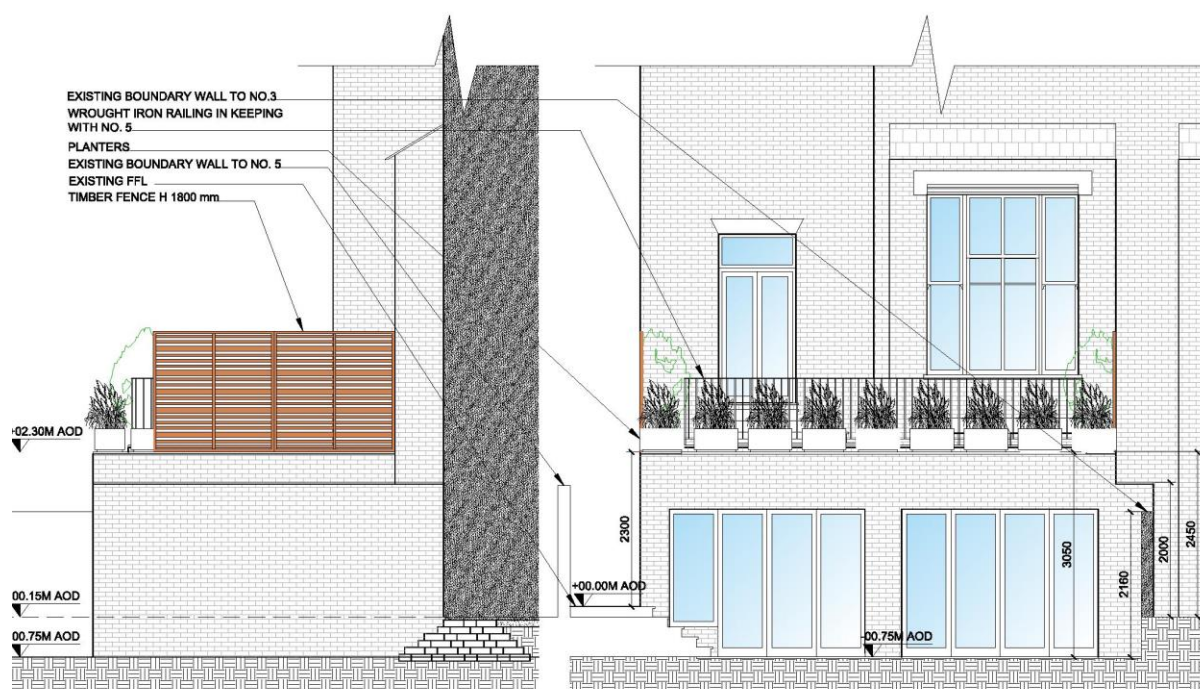
NEIGHBOUR CONSULTATION

Discussions have been had with Mrs Mallory the neighbour in the basement flat at No 6 Chalcot Gardens. She has confirmed that she would prefer not to have the balcony any deeper, and would prefer to have one hedge rather the two at present, as a privacy screen. The applicants would be happy to remove the outer hedge leaving the one immediately beyond the balustrade closer to the building, but would prefer to be guided by the planning officers on this before making adjustments on site.

The applicants believe that by setting the balustrade away from the boundary by 1m and introducing the privacy screen any loss of privacy resulting in the increase of depth of the balcony has been adequately compensated for.

PRECEDENT

In addition there is the recent precedent of planning granted for No 4 Chalcot Gardens with a ground floor roof terrace which is deeper than that proposed at No 5, with a solid fence screen on the boundary with No 3.



APPROVED DRAWING FOR NO 4 CHALCOT GARDENS SHOWING ROOF TERRACE AND FENCE SCREEN ON BOUNDARY WITH NO 3 CHALCOT GARDENS