



View of existing flat from garden



View showing relationship of number 10 Park Hill neighbouring extension at 12



View showing neighbour at number 8



12A South Hill Park, lower ground floor flat extension.

## **Description**

Demolition of two single storey extensions to the rear of a lower ground floor flat and construction of one single storey extension opening onto a garden.

The proposed extension is to the rear of a terraced building, no.10 South Hill Park. There is no change of existing use and the property will preserve its existing appearance to the street facade since it will not be seen from the public highway, or the rear of the property.

The new accommodation extends 3.75m from the rear of the property, which matches exactly the length of the neighbouring extension at no.12A South Hill Park and 'infills' the area between the existing triangular extension to the living room, to provide 9.5 sq.m of additional area for a larger kitchen and dining room.

The height of the extension would match the height of the existing extension, which is lower than the extension at number 12 South Hill Park. No extension is built at no. 8 South Hill Park, and their garden level is around  $\frac{3}{4}$  of a metre below the level of the garden at no.10 South Hill Park.

The existing internal layout is dark and constrained with limited kitchen, living and dining space and a low ceiling height of 2.1metres. Additional ceiling height within the extension is proposed by reducing the garden level locally by 300-400mm. The additional space will give a new kitchen and dining area with good ceiling heights, opening through 2.4m high glazed doors into the garden.

South light would be provided by an angled clerestory roof light, above the level of the adjacent garden wall to no.12 South Hill Park. Additional light would be provided by two roof lights, fitted with obscured glass for privacy from above.

## **Consultation**

The householder at Flat 1, no.10 South Hill Park has consulted neighbours directly affected by these proposals.

## **Materials**

External Walls:

The external walls would be in brick to match the existing building.

External Doors:

The doors to the garden would be clear glass framed in dark grey metal.

Roof Lights:

Roof lights would be flat with obscured glass and dark grey metal frames.

## **Amenity Space**

The proposals retain the 7m long x 5.5m wide garden, which is landscaped.

## **Access**

The access to the flat will be unchanged.

## **Planning History**

The key planning history of the flat is as follows:.

30/02/2002 (PWX0202106) - Two small extensions referred to above.

09/09/2008 (2008/2705/P) - Erection of outbuilding within garden.