

Statement of Use for Planning Permission for Rear Extension

Address of Property: 128 Boileau Road, SW13 9BP, Richmond-upon-Thames, London

Applicant: Ivan Avanessov

Date: 28/06/2024

Introduction:

This Statement of Use is submitted in support of a planning application for a proposed rear extension to the property at 128 Boileau Road. Its aim is to outline the extension's intended use and purpose, ensuring it aligns with local planning policies and regulations.

Current Use of Property:

The property at 128 Boileau Road is currently a residential dwelling occupied by a family of two members. The existing structure comprises two bedrooms (one single, one double), one bathroom, a kitchen, a living room, and other ancillary spaces. The property is situated in a predominantly residential area characterised by similar housing types. The total size of the property is 57.7 square meters.

Proposed Extension:

The proposed rear extension will be a single-story structure extending 3.5 meters from the rear wall of the existing house. The extension will encompass approximately 21.5 square meters of additional living space. The extension will include:

1. **A larger kitchen and dining area:** To provide a more functional and spacious area for daily family meals and gatherings. Rationale: Open-plan kitchens are very typical of modernised properties in the local area. The proposed extension additionally makes the dwelling more ergonomically comfortable and bigger for expected natural expansions for young families. The property will remain with only 2 bedrooms.
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SPD garden space: According to the SPD, a property with two or more bedrooms should have a garden space of 50 square meters or more (even less for flats). The remaining garden space in the proposed layout exceeds 100 square meters.

Intended Use of the Extension:

The extension is designed to improve the overall functionality and comfort of the family home. The additional space will support a modern lifestyle, providing areas that cater to the evolving needs of the household.

Kitchen and Dining Area:

- o **Use:** The expanded kitchen and dining area will serve as the main hub for family activities, including cooking, eating, and socialising.
 - o **Benefits:** This space will enhance the quality of family life by offering a more open and inviting environment for everyday interactions.
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Impact on Neighbours and Neighbourhood:

The proposed rear extension has been carefully designed to minimise any adverse impact on neighbouring properties and the overall character of the neighbourhood. Key considerations include:

1. Design and Materials:

- o The extension will use materials that match or complement the existing structure, ensuring visual harmony with the original house and surrounding properties.

2. Privacy:

- o The extension has been designed to avoid any loss of privacy for neighbouring homes. No windows will directly overlook adjacent properties.

3. Light and Overshadowing:

- o The extension has been planned to avoid significant overshadowing of neighbouring gardens and windows, maintaining adequate light levels for all affected properties.
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Conclusion:

The proposed rear extension at 128 Boileau Road aims to enhance the living conditions of the current occupants by providing additional, well-utilised space without compromising the integrity and character of the neighbourhood. We believe this extension aligns with local planning policies and contributes positively to the long-term sustainability and functionality of the property.

We kindly request the planning authority to consider this application favourably.

Please let us know if you need any more details or specific information to be included in this statement.