



Planning Statement

Site address: 95 Waverley Avenue, Whitton, TW2 6DH

Proposal: Readjustment to the outrigger, installation solar panels on the dormer roof and A/C units to the flat roof of the rear extension.

Further to our last planning application 23/2194/HOT which was allowed on appeal, we now seek to make some minor changes to the scheme which we believe will improve the proposal in terms of design, aesthetics and practicality.

To summarise the changes, we are proposing to move the rear first floor approved extension to make it slightly more central. We are also requesting to increase the width of the outrigger by 300mm so that a bed can be placed comfortably. In addition, we would like to install the solar panels and AC units as shown on the submitted drawings.

Justification for the alterations:

Repositioning the rear first floor outrigger to a more central location means that it moves away from no.97 towards no.93. This reduces the impact on no.97 but the first floor remains 2775mm from the boundary of no.93 thus, a more balanced appearance is created at the rear.

The next alteration is the marginal increase to the width. An additional 300mm hugely benefits the room by providing enough space for a bed whilst bringing in valuable natural light. Our rear elevation will be completely invisible from the street; therefore, it will have no impact on the street scene and although it is slightly over half the width of the original house, it is well below half the width of the site. The site is 7700mm width and with the house being extended almost to the full width, we feel that at 3300mm, the rear first floor is reasonable and well balanced. We are aware that SDP for rear extension recommends it not being more than half the width of the original house however, the council has allowed for a slight departure from this policy on some of the recently approved applications based on their individual settings. We would therefore like to request your kind consideration on our individual settings as each site should be considered on its own merits. The proposed outrigger is well below the half of the width of the site and it still passes the 45 degree from the centre of the neighbour's window rule. We therefore feel a slight departure from the policy can be warranted on this occasion.

To support the application further, we would like to bring the council's attention to two local projects which were granted planning permission with wider than half the width of the original house. These are as follows- 1

Example 1 - 1 Cheyne Avenue TW2 6AN (Plans and Elevations attached)

The above scheme was approved on 30th May 2022 (Planning application number: **22/0674/HOT**). The scheme above has been granted permission with 3.4m internal width (4.0m external) of a 1st floor outrigger.



The property at 27 Waverley Avenue TW2 6DQ is a close representation of our site. We would like to highlight that our scheme is proposing an outrigger which is 640mm less wide than what has been approved on the above two examples even though the sites are almost identical in width to ours. Our proposed outrigger is also less in depth therefore is offering significantly less impact to the rear than what has been approved in the above examples. We request you to consider the justifications given for the proposed alterations and grant approval for the scheme.