

**PLANNING AND PLANNING HISTORY**

**STATEMENT**

**IN**

**RESPECT**

**OF**

**30 MAY ROAD**

**TWICKENHAM**

**TW2 6QP**

**Prepared by:**

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## The site

The dwelling is located in a conservation area close to Twickenham Green. It is a 19<sup>th</sup> century cottage in a small terrace of Victorians houses; in a street all of a similar age group.

The site is 30 May Road Twickenham TW2 6QP. The frontage of the site faces East and the rear West.

The house is a two-bedroom house with an existing loft storage, ground floor bathroom and kitchen to the rear and living space at the front.

The site area is 90.9m<sup>2</sup>. The house has had a rear extension as similar to others in the terrace.

Its frontage in brick is as it originally built.

The rear extension is in brick similar to others in the area.

## The proposal

The proposal is a ground floor rear extension of 2.6m x 2.1m with an area of 3.5m<sup>2</sup>.

The proposed extension is approx. half of the width of the house. This extension is much smaller than the approved extensions for n28 and n32.

This will allow the creation of a small toilet at ground floor level, so that the ground floor bathroom can be relocated at first floor and provide more living space for the family to use for gathering and socialising.

All materials would be to match existing.

## Planning history

The property has planning permission for 1<sup>st</sup> floor rear extension, ref **23/2784/HOT**.

A recent application for a ground floor rear extension and loft conversion, ref **24/1054/HOT**, has been refused, although bigger ground floor extension and same size dormer have been approved for n28.

## Access

Access would remain the same as existing.

