



International House, Holborn Viaduct, London, EC1A 2BN

Planning statement

1 Modbury Gardens, Belsize Park, London NW5 3QE

Mr. J Frome and Ms. G Regan

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Summary of conclusions

1. A rear first floor extension is proposed to address the shortage of south-facing, naturally well-lit space arising from the existing configuration of the house and outrigger. This additional indoor space will function as a quiet and dedicated meditation and learning space for the young family, away from the more active areas of the house.

2. The description of development is:

Erection of rear single storey extension at first floor level and ancillary works

3. An application was approved at the site on 31 January (ref: 2022/3519/P) for a mansard roof extension and erection of a single storey rear extension at ground floor level. The application also initially included a rear single storey extension at first floor level. We considered at that time there was a case to make for the outrigger extension in design terms, amenity terms, housing quality/ quality of life terms. urban design terms, including a precedent at No. 7 Modbury Gardens. However, in order to work positively with officers, we were willing to amend the scheme and removed this element. All other elements of that scheme were approved. The current application now seeks approval for the outrigger extension.
4. We set out in this statement how the proposal is in accordance with the development plan, and otherwise, where material considerations exist to justify a departure from the plan.
5. We identify the planning constraints as follows:
 - Design and character;
 - Amenity;
 - Landscaping and gardens;
 - Mental health and wellbeing; and
 - Sustainability and climate change.
6. The evidence in the supporting documentation concludes that each of these is accordance with guidelines and therefore meets planning policy and material considerations.
7. The key benefits of our proposals are:
 - A meaningful and sensitively conceived addition to an existing residential building to meet modern needs of a young and growing family;
 - A high-quality design that respects the local context, character and appearance;
 - Increases internal light levels and amenity;
 - Demonstrates no harmful effects to neighbour amenity, in particular, those of the properties at 39 and 41 Queen's Crescent;
 - Supports occupants' health and mental well-being;
 - Conceived for longevity to meet various family needs through time, including working from home, exercise, and play as the family grows;
 - Increasing biodiversity through a wildflower green roof;

- Designed to address climate change through materials and slow surface water runoff;
- Moderating long-term living costs through sustainable design and construction;
- Is in accordance with the Home Improvements CPG where it proposes to improve their living accommodation, respond to changes within their household, is sustainable and resilient, respects their neighbours and community and enhances the natural and built environment.

8. Therefore, we consider this scheme may be approved, without delay.

1.0 Introduction

- 1.1 This statement has been prepared to accompany a planning application made on behalf of our clients, Grace Regan and James Frome, in respect of alterations to the rear of the property at 1 Modbury Gardens, NW5 3QE.

The proposal

- 1.2 The proposal seeks:

Erection of rear single storey extension at first floor level and ancillary works.

The application

- 1.3 The application is likely to be supported by the following documents and drawings:
- Application forms, certificates and notices;
 - CIL Additional Information form;
 - Existing and proposed plans and drawings;
 - o Location plan;
 - o Block plan;
 - o Existing Floorplans;
 - o Existing Elevations;
 - o Existing Sections;
 - o Proposed Floorplans;
 - o Proposed Elevations;
 - o Proposed Sections;
 - Daylight and Sunlight assessment (DLSL) report prepare by Herrington Consultants;
 - Design and access statement (DAS) prepared by BVDS Architects; and
 - Planning statement prepared by Keystone Planning.

2.0 Site and area description

- 2.1 The application site at 1 Modbury Gardens, NW5 3QE comprises of a three storeyed terraced house. It is subdivided into two properties- a lower ground floor (LGF) flat and a maisonette. The site area is approximately 126 sqm in area.
- 2.2 This application focuses on the upper ground floor maisonette which comprises two storeys, a loft space, and a two-storeyed outrigger. Adjoining the rear outrigger are two small brick-built storage enclosures and a glass conservatory which extends into a large back garden. The front of the building features high quality arched window details while the rear of the building is constructed from London stock brick.
- 2.3 The site lies within a predominantly residential area in the central part of Camden Borough. This area is characterised by cul-de-sacs flanked on either side with three-storeyed terraced buildings of medium to high design quality. Neighbouring buildings to the site that form a part of the Modbury Gardens cul-de-sac feature a mix of half-width and full-width rear extensions at varying heights, including several alterations to outriggers (see section 5.2 Off-site planning history). A full-width ground floor rear extension exists at 3 Modbury Gardens, whereas the second-floor outrigger at 6 Modbury Gardens features roof top amenity space above a two storey outrigger. A three-storey rear outrigger was allowed at appeal for 7 Modbury Gardens.
- 2.4 The site is accessed from the Modbury Gardens cul-de-sac which opens onto Queen's Crescent. This area has a PTAL rating of 4 (good), with Chalk Farm underground station at a distance of 0.3 miles. Several bus stops are within a distance of 0.1 miles from the site and provide frequent bus services to all parts of London. Additionally, the property is within easy reach of many facilities within Camden area and around Camden Market.
- 2.5 The site lies in Flood Zone 1 indicating a very low risk of flooding. The property does not lie within a Conservation Area or an Archaeological Priority Area.
- 2.6 There is no on-site parking on this property. There is provision for permit-controlled on-street parking along Modbury Gardens, Monday-Friday 8.30 am – 6.30 pm.

3.0 Legislation and guidance

- 3.1 To the extent that development plan policies are material to an application for planning permission the decisions for applications must be taken in accordance with the development plan, unless there are material considerations that indicate otherwise (section 38(6) of the Planning and Compulsory Purchase Act 2004).

National Planning Policy framework

- 3.2 The National Planning Policy Framework (NPPF) was updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. The NPPF stresses the importance of having a planning system that is genuinely plan-led (paragraph 15).
- 3.3 Decisions should apply a presumption in favour of sustainable development and that means approving development proposals that accord with an up-to-date development plan without delay (paragraph 11).
- 3.4 Chapter 11 refers to making effective use of land and aims to maximise densities at highly sustainable locations within primary settlements.
- 3.5 Paragraph 125 states that where there is an existing or anticipated shortage of land for houses it is essential that decisions avoid homes being built at low densities and developments make optimal use of each site.
- 3.6 With regard to design, paragraph 126 states that "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve." Paragraph 130 sets out criteria which new developments are expected to meet.

Planning practice guidance

- 3.7 The Planning Practice Guidance (NPPG) highlights that good design is an integral part of sustainable development. New proposals should reflect this requirement for good design (as set out in national, regional and local policy) while local planning authorities are advised to give great weight to outstanding or innovative designs that help to raise the standard of design more generally in the area. The guidance further outlines that good design seeks to create places, buildings and spaces which work well for everyone and, most importantly, adapt to the needs of future generations

Technical housing standards – nationally described space standard

- 3.8 The Government's Technical housing standards document (2015) sets out minimum floorspace requirements by type of dwelling and includes additional standards for bedroom sizes, headroom and storage.

4.0 Development plan policy

4.1 The development plan comprises:

- The London Plan (2021)
- Camden Local Plan (2017)

The London Plan

4.2 The London Plan sets out the following policies that are relevant to this proposal:

- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D6 Housing quality and standards

4.3 The Mayor of London's Housing Supplementary Planning Guidance (2016) applies.

Camden Local Plan (2017)

4.4 Relevant policies are set out below:

- Policy A1 Managing the impact of development
- Policy A3 Biodiversity
- Policy A4 Noise and vibration
- Policy D1 Design
- Policy C1 Health and wellbeing
- Policy CC1 Climate change mitigation
- Policy CC2 Adapting to climate change
- Policy CC3 Water and flooding

Supplementary Planning Guidance

4.5 The following supplementary guidance is relevant:

- Home Improvements Camden Planning Guidance (2021) ('the Home Improvements CPG')
 - o Key Principles
 - o Home improvements
- Design Camden Planning Guidance (2021) ('the Design CPG')
 - o Design excellence
- Amenity Camden Planning Guidance (2021) ('the Amenity CPG')
 - o Overlooking, privacy, and outlook
 - o Daylight and Sunlight

5.0 Relevant planning decisions

5.1

Reference	Description	Decision	Date
1 Modbury Gardens, NW5 3QE 2022/3519/P	Erection of mansard roof extension with front dormer and rear dormers; demolition of existing brick outhouse and conservatory and erection of a single storey rear extension at ground floor level.	Approved	31 Jan 2023
2007/5983/P	The use of basement as a single bedroom self-contained flat (Class3), the retention of an enlarged front light well and the installation of a new basement door to the front.	Approved	31 Mar 2009
2007/4362/P	The retention of an enlarged basement area and the installation of a new door to the front in association with the use of the basement as one bedroom flat (Class C3).	Refused	12 Nov 2007

5.2 Relevant off-site planning decisions are shown in the table below. Arranged as per property.

Reference	Description	Decision	Date
2 Modbury Gardens PEX0100773	The erection of a conservatory infill extension at upper ground floor rear.	Approved	07 Jan 2002
3 Modbury Gardens 2021/2089/P	Upper ground floor infill rear extension, and partial retention of terrace, to dwelling.	Approved	22 Sept 2021
2012/0011/P	Erection of a mansard roof extension to existing house (Class C3).	Approved	28 Feb 2012
4 Modbury Gardens 31937	Erection of a single-storey rear extension.	Approved	03 Apr 1981
5 Modbury Gardens 2014/7270/P	Erection of mansard roof extension and 2 storey rear extension with roof terrace above.	Approved	11 Feb 2015
6 Modbury Gardens 2017/7044/P	Erection of single storey rear extension at lower ground floor level, alterations to fenestration at upper ground floor level and installation of replacement balcony with balustrading.	Approved	05 Jun 2018
2007/3643/P	Erection of mansard roof extension to existing dwellinghouse, plus erection of balustrade and privacy screens to flat roof of rear extension to facilitate its use as a terrace.	Approved	07 Sept 2007
PEX0300100	The erection of terrace at first floor level to the rear elevation. (Revised plans submitted)	Approved	19 Dec 2003

7 Modbury Gardens 2018/0053/P APP/X5210/A/14/2224809 2014/1994/P 2007/0319/P	Erection of single storey rear extension at lower ground floor level and alterations to fenestration in connection with the conversion of two units into a single dwellinghouse.	Approved	24 May 2018
	Erection of a single storey rear extension following the increased in the height of the rear parapet wall for the provision of an additional bedroom for a 3 bedroom self-contained flat (Class C3)	Appeal allowed	11 Dec 2014
	Erection of a single storey rear extension following the increased in the height of the rear parapet wall for the provision of an additional bedroom for a 3 bedroom self-contained flat (Class C3)	Refused	20-Jun 2014 19 Mar 2007
	Erection of a mansard roof extension, demolition of existing two storey rear extension and rebuilding with a full width two storey rear extension including a ground floor conservatory and incorporating roof terraces at ground at first floor levels to lower ground flat and maisonette on upper floors (Class C3).	Approved	
9 Modbury Gardens PEX0200312	Demolition of the existing two-storey extension and erection of a two storey, full width rear extension and installation of rooflights to valley roof.	Approved	11 Nov 2002
12 Modbury Gardens 2004/5362/P	Construction of a glazed lower ground floor extension at the rear of the property.	Approved	03 Feb 2005
13 Modbury Gardens PEX000087	The erection of a replacement conservatory at rear upper ground floor level.	Approved	27 Nov 2000

6.0 Other material considerations

- 6.1 Planning application ref: 2022/3519/P at the application site was approved on 31 January for:

Erection of mansard roof extension with front dormer and rear dormers; demolition of existing brick outhouse and conservatory and erection of a single storey rear extension at ground floor level.

- 6.2 The application sought a rear single storey extension at first floor level. We considered at that time there was a case to make for the outrigger extension in:

- design terms;
- amenity terms;
- housing quality/ quality of life terms;
- urban design terms, including a precedent at No. 7 Modbury Gardens.

- 6.3 However, in order to work positively with officers, we were willing to amend the scheme and removed this element. All other elements of that scheme were approved.

- 6.4 The current application seeks approval for this same element and intends to demonstrate how it is in accordance with the Local Plan and material considerations.

7.0 Key issues and considerations

7.0.1 The key issues in this proposal are:

- Design and character;
- Amenity;
- Landscaping and gardens;
- Mental health and wellbeing; and
- Sustainability and climate change.

7.1 Design

7.1.1 The proposals comprises the erection of rear single storey extension at first floor level and ancillary works.

7.1.2 Design is guided by London Plan Policy D3 Optimising site capacity through the design-led approach and Policy D4 Delivering good design. Camden Local Plan Policy D1 Design seeks high-quality design in development and encourages development that (a) respects local context and character and (e) comprises details and materials that are of high quality and complements the local character.

7.1.3 Supporting text in paragraph 7.2 of the Camden Local Plan sets out more detail on Policy D1 (a) local context and character, identifying the following as important, amongst others:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations; and
- the suitability of the proposed design to its intended use.

7.1.4 With respect to details and materials, paragraph 7.9 of the supporting text, states that alterations and extensions are to be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.

7.1.5 The Home Improvements CPG provides guidance in relation to:

- 2.1 Ground extensions
 - o 2.1.1 Rear extension
- 2.2 Roof extensions
 - o 2.2.1 Dormers
 - o 2.2.2 New Roof Level

7.1.6 A rear first floor extension is proposed to address the shortage of south-facing, naturally well-lit space arising from the existing configuration of the house and outrigger. This additional indoor space will function as a quiet and dedicated meditation and learning space for the young family, away from the more active areas of the house.

- 7.1.7 The Home Improvements CPG sets out guidance for applicants to flexibly adapt their home in response to changes within their household over time, such as growing families. The proposed meditation and learning space is much needed by the young family to improve the quality of modern living and to support their mental health and wellbeing (We further address this in accordance with policy in section 7.4, below). Subject to amenity impact on neighbours and existing occupants (addressed in section 7.2, below), we seek to demonstrate that the design is in accordance with the relevant policies and with the CPGs.
- 7.1.8 The design concept is a subordinate addition to the outrigger and to the main house. It sits well below the parapet of the house. The east façade is proposed in stock brick, to match the existing chimney stack and flank wall. The rear façade and return are proposed in slate hung tile, underlining its subservience in the building hierarchy. Visual interest is retained in the east flank wall by retaining and preserving important original architectural features of the house. This includes the existing chimney stack to comprise the extent of the new depth, in effect resulting in an “infill” between this chimney and the main house. The chimney will be raised slightly. Visual interest is also retained through building the existing coping on the parapet as a horizontal string line in its place. With careful brick selection, the proposed small section of wall in the east façade should be capable of successfully integrating with the rest. The coping/string line adds visual interest and the ability to read the building as having been sensitively altered an exhibit a cascade of levels down the east facade.
- 7.1.9 The rear of the south terrace at Modbury Gardens (no’s 1-7 inclusive) has been subject to extensive alterations and extensions over the years, leading to a non-uniform character and appearance. Page 6 of the Design and Access Statement (DAS) shows the composition of rear elevations. This include the introduction of roof terraces at 5, 6 and 7, full-width lower ground floor extension at no’s 2-7. Its position at the end of the terrace means the site draws comparisons to the approved alterations at No. 7 Modbury Gardens, at the other end of the terrace – see page 7 of the DAS. The area shaded blue represents the area extended or proposed for extension.
- 7.1.10 Alterations at No. 7 Modbury Gardens for a first-floor extension are a material consideration. The proposals was allowed at appeal (ref: 2014/1994/P) and the inspector comments are directly applicable to the proposal at No.1 Modbury Gardens, since these properties form the two ends of the Modbury Gardens south terrace. We enclose the appeal decision and drawings in Appendix B for reference. We draw officers attention to the fact that the current proposal is of similar height but much smaller proportions, including width and depth, than at No. 7.
- 7.1.11 The appealed application at no. 7 was refused because it was considered the:
- “height, bulk, and mass, would result in an over dominant addition which would be out of proportion with the existing building and general height of existing rear extensions elsewhere along the adjoining terrace and would therefore be detrimental to the character and appearance of the building and terrace as a whole”.*

7.1.12 The Inspector came to a different conclusion:

“The distinction in design and materials would clearly identify the proposal as a modern addition, but one which given its simplicity and choice of materials would respect the period property without competing with it. Moreover, through the careful choice of design with different components to soften the size, height and scale, the proposed extension would not appear overly dominant. [...] I consider that the Improved design, making better use of more sympathetic materials would enable the proposed extension to harmonise sufficiently with the existing property to preserve and enhance its character” (paragraph 8).

“Combined with the previous additions, the appeal property would have increased notably in size. Notwithstanding this, the layered effect with the levels stepping down would enable the main elevation to remain the dominant part of the building and to retain its identity” (paragraph 9).

7.1.13 *“It would be significantly lower than the parapet of the main roof providing a clear demarcation between the original building and extension.”*

“Overall, and taking into account that there is also accommodation within the mansard roof addition, the proposal would appear reasonably well proportioned in the context of the size and scale of the house. Whilst higher than the neighbouring extensions, given the simple but considered design and sympathetic use of materials, it would not appear out of keeping” (paragraph 10).

7.1.14 The current proposal re-creates levels stepping down to its eastern elevation. The proposal is smaller than the approved extension at No.7, extending only half as deep. No.7 extends double the depth but changes its material halfway along to full height glazing, which the current proposal does not. The current proposal would be significantly lower than the parapet of the main roof. The current proposal remains treated in brick on the side façade.

7.1.15 Page 7 of the DAS shades in blue the areas extended at No. 7 or proposed for extension at No. 1. The change at the application site is demonstrably less significant than that allowed at No. 7. Subject to meeting other planning considerations, we consider this change is acceptable in terms of character and appearance.

7.1.16 In our view, the design of the proposed rear first floor extension meets policy D1 and the advice set out in sections 2.1.1. (Pg. 40 para 2, bullets 1-5) and 2.2.2 (Pg. 50 para 4 bullets 2-4, and Pg. 52 para 1 bullets 1-2 and column 2 bullet 1) of Home Improvements CPG. It is a high-quality, contextual, and subordinate as compared to the prevailing pattern, density, and scale of some other development to the rear of the south terrace at Modbury Gardens.

7.1.17 Should it be necessary to justify a departure from the policy, we demonstrate material considerations, exist. These include: supporting family living, a sensitive design, an appeal precedence at no. 7 Modbury Gardens, the urban design “bookend” effect at this terrace presenting an opportunity to mirror the stepping-down profile, as at No. 7.

7.2 Amenity

- 7.2.1 Amenity considerations are guided by Policy A1 Managing the impact of development of the Camden Local Plan.
- 7.2.2 According to Policy A1 Managing the impact of development, the council seeks to (a) ensure that the amenity of communities, occupiers and neighbours is protected and (d) provide mitigation measures where necessary while considering the following factors:
- (e) visual privacy, outlook;
 - (f) sunlight, daylight and overshadowing;
 - (g) artificial lighting levels;
 - (i) impacts of the construction phase, including the use of Construction Management Plans;
 - (j) noise and vibration levels;
 - (k) odour, fumes and dust
- 7.2.3 We also have had regard to the detailed guidance set regarding key amenity issues set out in the Amenity CPG, specifically Section 2- Overlooking, privacy and outlook and Section 3- Daylight and Sunlight and Section 4- Artificial Light, as well as Home improvements CPG Section 2.1 Ground extensions and Section 2.2 Roof extensions.
- 7.2.4 Since the proposal is for minor alterations and extensions to a maisonette, we address the following relevant issues in detail:
- Overlooking, privacy and outlook;
 - Sunlight, daylight, overshadowing, and artificial lighting; and
 - Impacts of construction.

Overlooking, privacy, and outlook

- 7.2.6 Regarding new dormer windows at second floor, there is a considerable distance between the elevations facing the neighbouring properties on the opposite side of Modbury Gardens. To the rear, a large garden separates the site from the rear neighbours. Therefore, direct impacts on overlooking or privacy is unlikely.
- 7.2.7 The impact of the windows proposed on the rear and inward facing sides of the single-storey rear extension at first floor level with respect to amenity of the neighbouring properties will be little different to that at nos. 3,6, and 7, for which planning permission was granted (see section 5.2)
- 7.2.8 Next, we turn the bedroom window of the lower ground floor flat at 1 Modbury Gardens. This, presently has no outlook since it is obscure-glazed. A high fence and party wall exists between the site and 2 Modbury Gardens. We therefore believe that in terms of overlooking, privacy, and outlook, there will be minimum impact on LGF flat at 1 Modbury Gardens as well as 2 Modbury Gardens.
- 7.2.9 We consider this proposal meets policy A1 and advice set out in the Amenity CPG and Home improvements CPG. It protects the privacy of occupiers of both existing and proposed

dwellings and ensures that its proximity, size or cumulative effect does not have an overbearing and/or dominating effect that is detrimental to the adjoining residential occupiers.

Sunlight, daylight, overshadowing, and artificial lighting

- 7.2.11 As per the guidance in the Amenity CPG Section 3- Daylight and Sunlight, we support our application with a BRE-compliant Daylight, Sunlight, and Overshadowing report. This assesses the impact of the proposal on the light levels of the neighbouring properties. The report has particular regard to the LGF flat at 1 Modbury Gardens, due to the sensitive position of its bedroom window to the rear.
- 7.2.12 With regard to the proposed ground floor extension, an established relationship is present at the boundary wall of considerable height at the existing outbuildings and the properties at 39 and 41 Queen's Crescent. The proposed shallow pitched roof slopes away from boundary, such that the proposed height at the boundary remains comparable to the existing. We consider overshadowing impact to neighbours is mitigated.
- 7.2.13 The conclusions of the DSL report supporting the application demonstrate that there will be no change in sunlight levels received by the neighbouring amenity areas. Moreover, the reduction in sunlight hours for the neighbouring habitable rooms will be well within BRE-prescribed limits. The tapered profile of the proposed ground floor rear extension maximises light from the prevailing sun direction for the lower ground floor bedroom at 1 Modbury Gardens. The report confirms a change in 2.17% to the "no sky view" as a minor transgression. The report notes BRE guidelines have the lowest expectation of daylight for bedrooms and that the bedroom window is obscured, therefore the result is considered acceptable.
- 7.2.14 The proposal is also carefully designed to minimise the impact of artificial lighting on neighbours and wildlife.
- 7.2.15 We therefore consider the proposal meets Camden Policy A1 (f) and (g) and advice set out in the key considerations in Amenity CPG Section 3 - Daylight and Sunlight and Section 4- Artificial Light and in Home improvements CPG Section 2.1 Ground extensions and Section 2.2 Roof extensions.

Impacts of construction

- 7.2.17 This development would be undertaken by a responsible contractor. The impact of construction including noise, vibration, odour, fumes, and dust can be addressed post permission via conditions.
- 7.2.18 We therefore consider Camden Policy A1 (i), (j), and (k) to be met.

7.4 Mental health and wellbeing

- 7.4.1 Camden Local Plan pays great heed to promoting health and well-being through high quality, active, and safe places as set out in supporting text for Policy D1 Design (h) and more specifically in Policy C1 (a) Health and Wellbeing.

- 7.4.2 The rationale for the new proposals is embedded in seeking to promote the mental health and well-being of its new occupants and preserving that of the neighbours, if not enhancing it. The proposals seek to significantly improve the quality of housing through a series of improvements in space and layout, fabric, energy efficiency, shading, and ventilation in accordance with Policy C1 (a) . The quiet naturally-lit meditation and learning space is fundamental part of achieving this. The newly landscaped garden space will provide considerable opportunities for physical exercise, relaxation, and stress relief for the young family in accordance with Policy C1 (a) Housing quality.
- 7.4.3 We consider that this proposal would positively contribute towards mental and physical health of the family in the present, as well as in the future, thus meeting the policies D1 (h) and C1 (a) of the Camden Local Plan.

7.5 Sustainability and climate change

- 7.5.1 In order to tackle climate change, Camden Local Plan Policy CC1 Climate Change mitigation encourages (d) energy and (f) resource efficiency in developments. Policy CC2 Adapting to Climate Change introduces a number of adaptation measures such as (a) protection of green spaces, (b) reducing surface water run-off through permeable surfaces, and (c) providing green roof. Policy D1 Design (c) calls for sustainability in design and construction. Section 2.1.1 Rear extensions and 2.2.2 New Roof level of the Home improvements CPG requires extensions to consider: the installation of green roofs; other greening opportunities through planters; and adequate insulation materials to the new roof and floor below.
- 7.5.2 The proposal follows a sustainable design approach that seeks to reduce post-occupation energy demands through the use of sustainable construction materials and techniques. These are set out in more detail in the Design and Access Statement for consideration. We consider the proposal meets the requirements set out in Policy CC1 (d) and (f) and Policy D1 (c) regarding resource and energy efficiency and sustainability.
- 7.5.3 Surface water runoff attenuation will be achieved through the cumulative effect of provision of a new green roof on the outrigger extension and the removal of extensive hardstanding from the rear garden to provide significant new areas of soft landscaping and new planting. We consider Policy CC2 (a), (b), and (c) is satisfied.

8.0 Conclusions

- 8.1 This statement demonstrates that the proposal is in accordance with the material policies in the development plan. We have identified where other material considerations exist and have demonstrated how these justify a departure to development plan policy.
- 8.2 The key benefits of our proposals are:
- A meaningful and sensitively conceived addition to an existing residential building to meet modern needs of a young and growing family;
 - A high-quality design that respects the local context, character and appearance;
 - Increases internal light levels and amenity;
 - Demonstrates no harmful effects to neighbour amenity, in particular, those of the properties at 39 and 41 Queen's Crescent;
 - Supports occupants' health and mental well-being;
 - Conceived for longevity to meet various family needs through time, including working from home, exercise, and play as the family grows;
 - Increasing biodiversity through a wildflower green roof;
 - Designed to address climate change through materials and slow surface water runoff;
 - Moderating long-term living costs through sustainable design and construction;
 - Is in accordance with the Home Improvements CPG were it proposes to improve their living accommodation, respond to changes within their household, is sustainable and resilient, respects their neighbours and community and enhances the natural and built environment.
- 8.3 Therefore, we consider this scheme may be approved without delay.