

Design and access statement

For 78 Mill Lane, London NW6 1NL

Proposal: to create a rear outrigger

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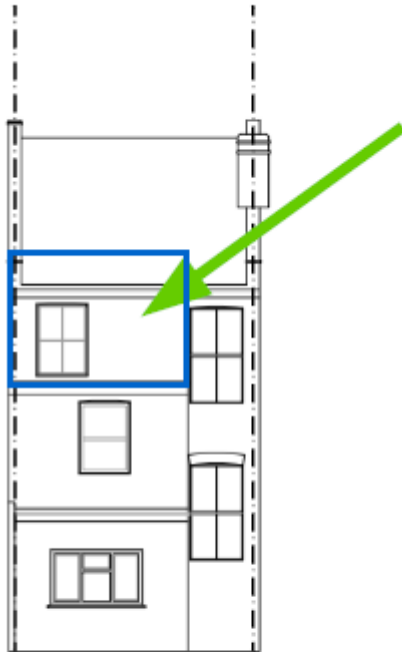
Background

- The property currently has 2 floors, the bottom floor is a commercial unit and the 1st floor is a residential unit.
- The flat on the 1st floor has 2 bedrooms and a living room.

Proposal

- We are proposing to add a rear outrigger on the 1st floor.

- The rear outrigger would sit on the lower 1st floor (see image below).



EXISTING REAR ELEVATION

- The rear outrigger would benefit the flat and add another bedroom.

Policy

The Home Improvement planning guide (published in January 2021), para 2.2 gives a guide on how to design Roof extensions, below I have quoted the relevant policies:

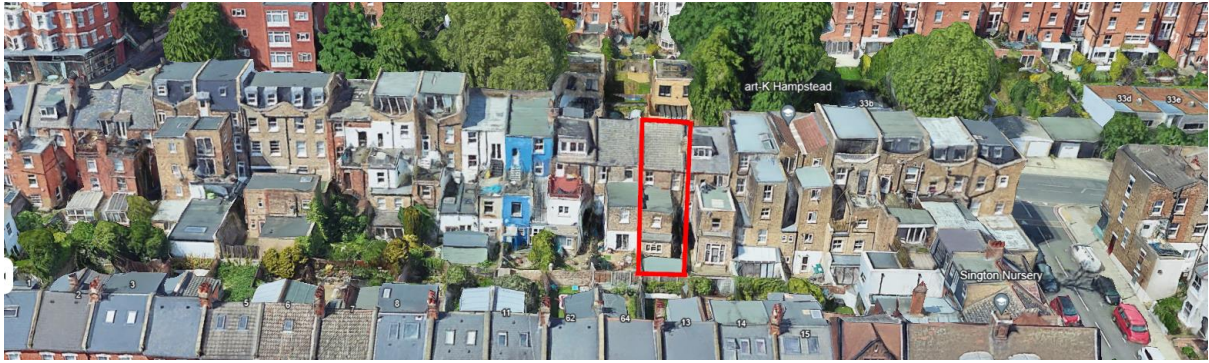
As part of your preparation to alter or extend the roof of your property, a preliminary site assessment is recommended, to consider the following:

- **The existing roof form and any previous extensions to it;**
- **The roof visibility and prominence in relation to gardens, streetscene and wider area, considering land topography;**
- **The pattern of development of neighbouring buildings to include historic extensions and new types of development;**
- **Other roof extensions present at the neighbouring buildings which obtained permission through planning application or permitted development.**

This assessment could be done by walking along your street and surrounding area to observe the roof forms. You could also use Google or Bing Maps images for an aerial or bird's eye view of your property and surroundings.

Looking at Google Maps, it is clearly seen that many of the surrounding properties have similar extensions.

Also, it can be seen that the terrace does not have a character, so this proposal would not have an effect (see image below).



Additionally, the policy writes that:

- *“Consider whether the dormer would have been permitted development if the property had not been converted into flats, only for properties outside Conservation Areas”*

Would this site be a single-family dwelling (C3) the proposal would be granted under an LDC.

Considerations

- Outrigger extensions are common on Mill Lane.
- The character on the rear of Mill Lane does not have specific types of rear extensions.

Conclusion

- Since our proposal would not affect the local area and its character it should be considered acceptable.
- We have tried to take into account the local policy and the neighbouring sites while designing this proposal.
- however, if there are any amendments that would be beneficial for the decision of this application, we would be pleased to consider them.