



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning, Design and Access Statement

62 Messina Avenue, London NW6 4LE

Single storey rear extension, two new windows on the eastern elevation, and outbuilding extension

On Behalf of Neeraj Shah

Prepared by **Planning By Design**

Application

Planning By Design (Agent) has been instructed to act on behalf of Neerjai Shah (the applicant) to submit a full planning application to Camden Council (Local Planning Authority) for the proposed single storey rear extension, two new windows on the eastern elevation, and outbuilding extension by 1.5m at 62 Messina Avenue, London NW6 4LE (the site).

In support of this application, the following Planning, Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

The site is situated in a residential area of Camden. It consists of a lower ground floor flat within a large semi-detached Victorian building. There is a garden with outbuilding to the rear. The south side of Messina Avenue is characterised by similar Victorian semi-detached buildings. The north side is characterised by Victorian terraces.

The site is not located within any known constraints including Flood Zones or Conservation Areas.

Proposal

Full planning permission is sought for the proposed single storey rear extension to infill the existing L-shaped rear, creating a flush rear elevation, and to extend their existing outbuilding/garden studio towards the rear boundary.

Planning History

None found via the Council's online planning register.

Planning Policy

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Council's development criteria.

National Planning Policy Framework (2023)

- Section 2 – Achieving sustainable development

- Section 4 – Decision-making
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places

London Plan (2021)

- Policy D1 – London’s form, character and capacity for growth
- Policy D4 – Delivering good design
- Policy D5 – Inclusive design

Camden Local Plan (2017)

- Policy A1 – Managing the impact of development
- Policy A3 – Biodiversity
- Policy D1 – Design

National Design Guide

Planning Assessment

The proposed single storey infill extension is considered to be acceptable in terms of size and design. Its design, bulk and footprint would be subordinate to the host building and would have appropriate materials with matching brick facade and flat roof. The proposed windows will match the existing windows on the property and the French doors and door will match the ones they replace. However, there is an established use of this material on the property and, given that the property is not in a conservation area nor a listed building, the use of these windows and doors is considered acceptable in this instance.

We have reviewed similar applications within the postcode and found granted rear extensions for Nos. 64, 80, and 72 Messina Avenue. These permissions provide precedent that the Council allows rear extensions in the area, and as such the principle of development should be acceptable.

As the proposed extension is to infill the existing stepped rear elevation, the extension is very minor and should not impact the amenity of neighbouring properties. The extension will infill a shaded area of land, which should not impact the receivable light to neighbouring properties including 64 Messina Avenue.

The proposed outbuilding extension is also considered to be acceptable in terms of size and design. It will increase its length by 1.5m extending to the rear boundary, as such it will be predominately hidden from view. The proposed outbuilding extension is sited in the rear boundary, so as to not impact the adjacent property. The rear and side boundaries are heavily screened by existing landscaping, which means the outbuilding will continue to be

screened. The extension will use the same cladding as existing and incorporate an uPVC window that reflects the existing French doors.

As such the proposed single storey infill extension and outbuilding extension are considered compliant, in terms of size and design, with LP Policies D1, D4 and D5 and CLP Policies A1 and D1.

The submitted floor plans show there are only two small trees in proximity to the proposed outbuilding extension. These are to the western side of the rear garden boundary, whilst the outbuilding and extension are to the east. As such, the extension will not have an overly adverse impact on the trees, in compliance with CLP Policy A1.

Conclusion

We respectfully request the Council supports this application and grants planning permission in line with the developmental objectives and timescales of the National Planning Policy Framework.