



Proposed works to 163 Sumatra Road, London, NW6 1PN

Planning Statement

Prepared by Drawing and Planning Ltd

October 2013

Planning Statement

Proposal:

This application for Prior Approval Notification has been submitted to support the erection of two single storey extensions to the rear of the mid-terrace single family dwelling.

This statement has therefore been submitted in conjunction with the existing and proposed plans for the works to 163 Sumatra Road, London, NW6 1PN.

The proposed rear extensions would support a depth 4.62m and 2.49m respectively from the rear face of the dwelling, in order to provide additional floor space for the enlarged kitchen and dining areas.

Two new sets of full height sliding style patio doors are proposed to the rear elevation along with a new rear exit from the proposed infill extension adjacent to the boundary with 161 Sumatra Road, providing greater access to the rear garden and to provide a greater degree of sunlight and ventilation into the property as the existing windows/doors are currently limited.

The proposal has been carefully designed to ensure that the immediate and surrounding character of the area will be unaffected while positively enhancing the subject site.

Access into the existing dwelling will not be altered by the proposed rear modifications and alterations. All brickwork materials have been designed to match the existing property with all existing window arches to be retained within the finished development. Multi layered felt covered flat roofs are proposed to treat the roofs of the new extensions. White PVCu double glazed windows and doors are to be used with this development.

The overall design of this proposal would look to show a flush rear elevation at ground floor level in conjunction with internal alterations as part of general refurbishment works to bring the family home up to a modern standard.

Highways and Transport

It is not considered that the proposal will have any discernible impact on transport and highways.

Flood risk

The site is not within a flood risk zone; as such it is not considered that there are any flood risk issues.

Contamination

The site is an existing family dwelling. As such, it is not considered that there are any risks of contamination at the site.

The development would be in keeping with the style of the property and other properties in the immediate area, and would be built using materials to match.

Drawing and Planning Ltd would appreciate continued consultation by the appointed planning officer during the processing of this application to resolve any issues that may arise.

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Fig. 1: Front Elevation 163 Sumatra Road



Fig. 2-4: Rear Elevation images of 163 Sumatra Road

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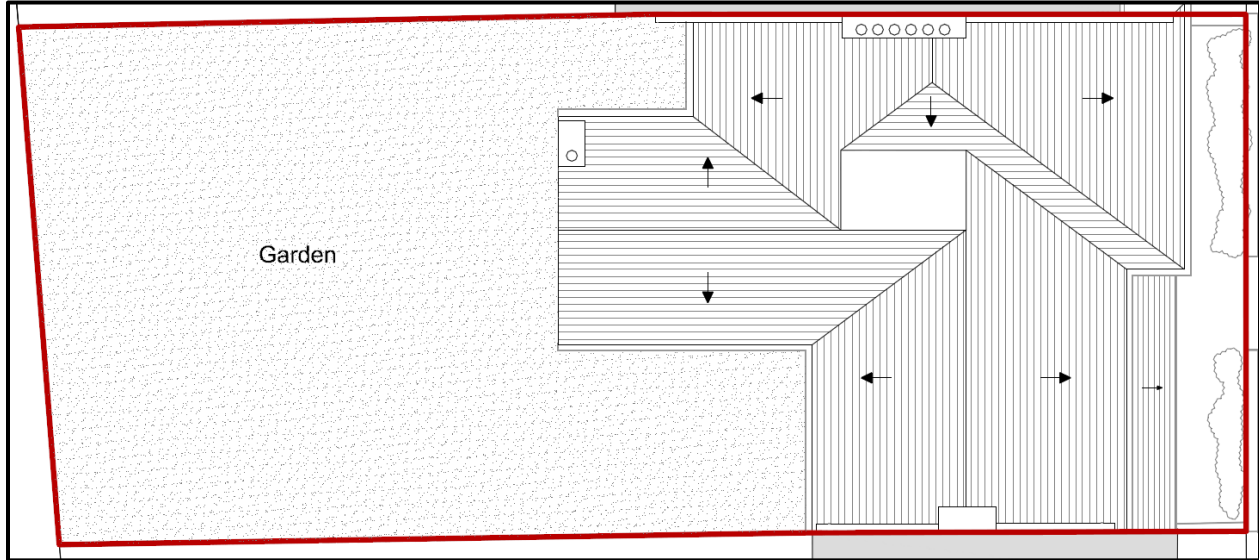


Fig. 5: Existing Site Plan 163 Sumatra Road

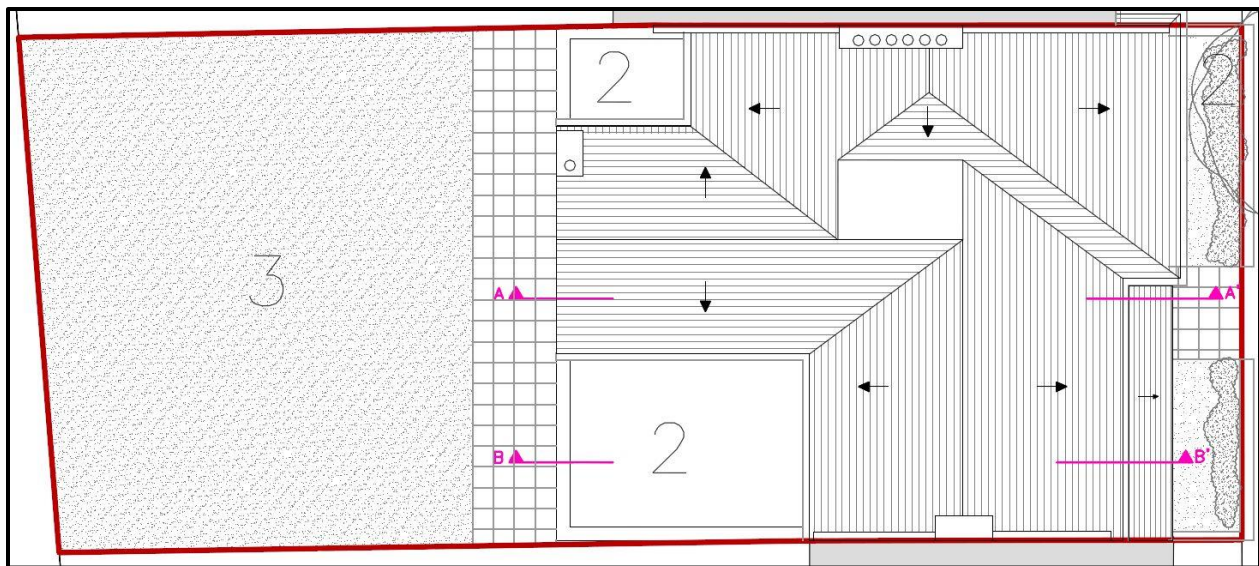


Fig. 6: Proposed Site Plan 163 Sumatra Road