

**1 ST JOHNS WOOD PARK  
LONDON NW8 6QS**

## **DESIGN AND ACCESS STATEMENT**

REVISION A - 13 04 10

### **PROPOSALS**

This Statement is to accompany an application for planning permission for alterations and extensions to a single dwelling house. They are as follows:

1. Extension to rear of building at first floor to line of existing first floor rear part extension.
2. Extension to rear of building at roof level to effect a coherent extension at first floor.
3. Alterations to first floor rear doors to create a non-access flat roof
4. Alterations to front door and porch
5. New rooflight at second floor roof level.

### **JUSTIFICATION**

The following comments are to be read in conjunction with the drawings submitted, in order to full describe the justification behind each proposal. It should be noted that the site is not a Listed Building and does not lie within a Conservation Area. There are no Article 4 restrictions on the property and the planning history does not reveal any other restrictions on the Permitted Development rights of the property. For ease the drawings hitherto approved under a Certificate of Lawful Proposed Development are included with this application and the proposals should be read in context of the alterations already approved.

#### **Rear Extension**

The proposed rear extension at first floor level seeks to bring out the rear elevation of the main building to the line of the previously permitted extension at first floor level. The resulting first floor bulk will be 1200mm from the north boundary and 5100mm from the rear boundary, albeit both these boundaries are with an access road to garages. To the south, the property's only residential neighbour, the extension is no deeper than that existing at this level and is set over 3000mm away from the boundary by virtue of the same. At roof level it is proposed to bring out the existing crown hip roof to the same point in order to create a simple and coherent extension rather than piecemeal bulk to the rear elevation. In design terms the proposals match almost exactly that which is existing both in terms of appearance and construction. The proposes additional bulk is in keeping with the existing building

and is not considered excessive. The proposals extends the building coherently and holistically. The proposals are neither harmful to the appearance or character of the existing building nor are they harmful to the wider streetscape or visual amenity of surrounding residents. With regards to neighbouring amenity, the relationships are such that there would be no resulting loss of light. In addition, the proposals would seek to rectify existing access to the rear flat roof by reducing the area of flat roof to the rear and by creating a solid balustrade to the doors at first floor level on the rear. They would in themselves create no loss of privacy. There are therefore no amenity issues with the proposals.

#### Fenestration

At first floor rear elevation, new fenestration is proposed to match exactly that which is to be demolished. This new fenestration will be formed on the new rear extensions line. The only exception is the proposed changes to the door to the rear flat roof, this is to be replaced with an inward opening French door with a fixed glass balustrade. The proposals seek to minimise impact on the building by effecting little change to the rear elevation. The introduction of a small glass balustrade to these doors improves the current overlooking situation and should therefore present a welcome change to the council.

#### Rooflights

An additional rooflight is proposed at second floor roof level. The existing crown hip roof includes a rooflight within the existing sunken roof area. This existing rooflight cannot be seen from anywhere at all including upper levels of neighbouring buildings and an additional rooflight at this level would have no impact on the character of the building or its visual amenity.

#### Front Door and Porch Alterations

Alterations to the existing porch and front door are proposed. As the property has unrestricted permitted development rights, alterations of this nature would fall under permitted development and as such should be permitted here.

For the above reasons, we believe that the proposals do not cause harm to the character of the building nor are they harmful to the visual amenity of the neighbours or the wider streetscape. In addition the proposals do not seek to create any impact on amenity to the neighbour in terms of loss of light or loss of privacy and will in fact improve the current status quo with regards to the existing first floor rear flat roof access. In all respects the proposals fall within the council's own guidelines for work of this kind and planning permission should therefore be granted.