

**Planning Application for Extensions at
Valentine Cottage, 15 Rosecroft Avenue NW3 7QA**

Supporting Statement

1. Introduction

This statement provides supporting information to justify proposed extensions to this semi-detached house.

2. Background

15 Rosecroft Avenue is a small semi-detached house located in the Redington/Frognaal Conservation Area. No previous extensions have been undertaken.

The following photographs illustrate the current situation:



Existing Front Bay Window



Protrusion of Bay



Existing Rear Elevation Ground Floor



Existing Rear Elevation First Floor



Rear aspect showing the relationship to neighbouring property

The site includes a small rear garden.

3. Proposals

In order to improve the layout of the property the owner wishes to provide extensions and improvements which are shown on the application plans. These comprise of:-

- A small increase in the ground floor bay protrusion (350mm) positioned to the front elevation.
- A single storey rear extension of 2500mm (over the existing raised terrace) with balcony above including side screen to protect privacy of the adjoining garden.
- A first floor extension of 1250mm to Bedroom 1 (Accessing the balcony)
- A loft conversion/extension to provide additional bedroom/bathroom

4. Site and Surroundings

15 Rosecroft Avenue is a semi-detached dwelling, set within the conservation area consisting of a variety of house types and architectural styles, many of which have been altered and extended.

5. Policy considerations

In preparing the proposal, reference has been made to **Redington & Frognal Conservation Area Statement** and also the **Supplementary Planning Guidance**

6. The Case for the Development

The applicant is keen to extend the property to provide an improved layout and maximise the amenity of the property.

Having considered Redington & Frognal Conservation Area Statement, Rosecroft falls within 'The Crofts' - sub area two the conservation area. Within the appraisal of sub area two, No.15 is listed as a building which detracts from the conservation area and would benefit from enhancement. It is put forward the proposals will enhance the appearance of the property.

In respect of the proposed rear extension it is considered that the extensions are in accordance with RF22 & RF23 as they are modest in proportion to the existing house and will be constructed in appropriate materials. The existing dwelling does already have a first floor balcony (although now overgrown) which we are informed by the adjoining neighbour was used regularly by the previous owner.

With regard to the proposed loft conversion and roof alterations, having considered the 5 points in RF27, it is put forward that the proposal would not be detrimental to the form and character of the conservation area for the following reasons.

- It is only the rear roof which is subject to alteration and is therefore not visible or only partially visible from the streetscape
- The property is not part of a terrace or group of properties.
- From the rear, the property is not symmetrical in composition
- The roof is not visible or prominent from long views,
- The roof is not higher than the adjoining/surrounding buildings within the vicinity.

In respect of RF28, no architecturally interesting features are present and the roof is drained to the rear (RF29).

The following photographs were taken from the neighbouring flat roof, accessed via there balcony



Roof terrace of neighbouring dwelling



Balcony of neighbouring dwelling



Mansard roof of neighbouring dwelling of scale and proportion to proposal



First floor balcony of neighbouring dwelling of similar scale and proportion



View from roof to rear



Neighbouring dormer (higher than existing ridge)

7. Conclusion

The proposed extensions represent the optimum design solution which meets the needs of the applicant.

The scale of the extension is relatively modest in the context of the size of the house and satisfies the criteria set out within the Redington & Frognal Conservation Area Statement for both extensions and alterations to roofs.

From the public domain of Rosecroft Avenue, the appearance of the property will not be affected as the proposed extensions are not visible or only partially visible when viewed from a distance in respect of the roof alterations. At the rear the extensions are not directly overlooked and are obscured by intervening tree and vegetation cover. Even if they were visible, they would be seen against the backdrop of the house and due to their limited nature would be seen as a minor change to the status quo.

The applicant has been through the proposals/plans with both neighbouring properties and no concerns have been raised.

In lieu of the above we trust you will agree that the development should be approved.