

Design & Access Statement

Extension of semi-detached dwelling, 193 Leighton Road, London NW5 2RD

Introduction

The property was constructed in circa 1930. It is one of a matching pair of semi-detached houses. Number 193 enjoys a larger garden than its twin with an additional strip of land to the right of the property. The house is in need of some upgrading and the existing windows are rather ugly aluminium frames which replaced the original windows in the 1970s or 80s. We plan to replace these with double glazed windows with timber frames with a high thermal rating.

Proposal

We seek Planning Approval to extend the house to the side on the driveway and demolish the garage. The proposed extension is part single storey and part two storeys.

The extension has been designed to be subordinate to the main house, it is set back from its front facade and has a lower roof. It also steps down from two storeys to single storey next to the boundary to prevent any overshadowing of the neighbours gardens on Brecknock Road. There are no windows in the side elevation to prevent overlooking.

This follows a previous application ref: 2014/4091/P which was refused and subsequently partially dismissed at appeal.

Appeal reference APP/X5210/D/14/2225286

The reasons for the dismissal have been addressed as follows – the inspectors comments in relation to the earlier design are in italics with the response in normal text.

“Nevertheless, in this case, the size, shape and position of the new front windows would neither broadly align with nor successfully relate to the fenestration in the host building and its attached counterpart. With its flat roof and stepped profile, the proposal would have an overly bulky shape and that would relate awkwardly to the more traditional design and proportions of the host building. By resulting in a significantly larger property with an extended principal elevation, the proposal would also disrupt the symmetry between the two dwellings as a matching pair by unbalancing the front elevation. In doing so, a discordant element would be added to the built frontage to Leighton Road, which would be obtrusive in the local street scene and an unwelcome addition to the local area.”

- The new design is in keeping with the 1930's original – it utilizes matching materials and follows the eaves line and glazing lines. It is further set back and the 2 storey component of the extension has been substantially reduced – this reduces the bulkiness of the extension and the impact on neighbouring gardens. It has a pitched hip roof that is subservient to the main roof.

“Furthermore, the top of the solar panels to be installed would project above the roofline of the extension and thus be conspicuous from the road due to their elevated and upstanding position. When seen from Leighton Road as well as

the upper rear windows of 55 and 57 Becknock Road, the new solar panels at high level would draw the eye and in my opinion appear as an incongruous feature on the enlarged dwelling.”

- The solar panels have been removed.

The inspector stated

“I also see no obvious reason why, in principle, a 2-storey side extension at this location should be considered unacceptable, as the Council suggests. “

He also says in his conclusion

“I accept that the proposal would make efficient use of the site and that it would improve the living conditions of its occupiers. A new ground floor bathroom and level access to the main house would make the enlarged house more suitable for occupiers that are less mobile. The windows of the main house would be replaced and its thermal performance upgraded.”

“I also note the appellant’s opinion that a larger single storey extension would be allowable as permitted development, which would reduce the amount of garden space further.”

Access

The property fronts on to main road with vehicle access, a garage and hard standing for 2 cars. The garage is to be demolished but 2 parking spaces will still be accommodated.

A ground floor accessible bathroom and level access to the new door will improve future flexibility of the house.

Conclusion

The proposed development meets the inspectors concerns and will not cause a nuisance to neighbouring properties because it does not overlook, overshadow or cut out natural light.

The new work will be built to a high standard of insulation and the existing house and garden will be upgraded as part of the work.