

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

Supporting Statement

1. Introduction

This statement is a revision to the previous submission which was withdrawn following concerns raised by the conservation officer. The revised submission has taken into consideration the concerns raised and 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 2440mm (over the existing raised terrace) with balcony above including side screen to protect privacy of the adjoining garden.
- Provision of Velux window to roof space

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 & Frogna 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 & Frogna 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 single storey rear extension it is considered that the proposal is in accordance with RF22 & RF23 as it is modest in proportion to the existing house and will be constructed in appropriate materials . The existing dwelling previously had a first floor balcony (although now overgrown).

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 proposals have been amended in accordance with the advice provided by the planning officer.

The scale of the extension is modest in the context of the size of the house and satisfies the criteria set out within the Redington & Frogna Conservation Area Statement for extensions.

From the public domain of Rosecroft Avenue, the appearance of the property will not be affected as the proposed extensions are not visible. 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.

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