

24 GONDAR GARDENS, LONDON NW6 1HG.

Application for the erection of a single storey side infill and rear extension following demolition of an existing rear extension.

Description of the existing site and property

The property is a single family dwelling situated on the south side of Gondar Gardens. It is a late Victorian terraced house built circa.1880. The locality is predominantly residential, comprising a mix of single family dwellings, self-contained flats and mansion blocks. The property is not a listed building or located within a Conservation Area.

Proposal outline

This application is for a single storey side infill and rear extension, including the demolition of an existing rear extension.



Fig.1. View of existing front elevation

Design, Appearance & Scale

The key considerations are noted below:

- i. The proposed infill extension has been designed with a roof sloping down towards the boundary line to prevent loss of amenity to the neighbouring property at number 22 Gondar Gardens. The proposed height along the boundary is 2.4m.
- ii. In order to construct the proposed rear extension it is necessary to demolish an existing poorly built extension, this current extension projects 2.05m from the back of the original closet wing. Therefore although the new extension is noted as projecting 3m from the rear of the closet wing, this is actually only an increase of 0.95m along the boundary with number 26 Gondar Gardens
- iii. The rear extension part of the proposal complies with the requirements of lawful development in terms of it's height and length.
- iv. There is currently a roof terrace on top of the existing rear extension, with access via a doorway from the rear bedroom/study. This terrace will be removed as part of the works and the doorway replaced with a set of inward opening french doors and Juliet balcony. This improves the appearance of the rear elevation and also removes an element that currently allows over-looking of the neighbouring property.
- v. The extension has been designed as a contemporary addition to the existing building. We believe it is a high quality design that complements the host building and responds to the garden context of the rear of the property. The elevations along the boundary are finished with facing brickwork while the elevation facing the garden is clad with black stained timber boards.

Planning precedents

There are a number of recent approvals for similar extensions in Gondar Gardens, these are noted below:

55 Gondar Gardens – planning ref.2015/1570/P

Erection of a single storey side extension and an enlarged rear extension following demolition of existing rear extension.

20 Gondar Gardens – planning ref. 2015/1484/P

Erection of a single storey ground floor side infill and rear extension.

29 Gondar Gardens – planning ref. 2014/7236/P

Erection of a side and rear infill extension at ground floor level and a rear roof extension with a terrace.

53 Gondar Gardens – planning ref. 2014/6467/P

Demolition of existing extension and construction of a side return and rear extension at ground floor level.



Fig.2. View of existing rear elevation

Layout, Positioning & Amount

The existing layout and positioning of the property remains unaltered. The property remains a single family dwelling.

Site area = 340m²

Gross internal area of the existing property = 224m² (2,411 sq ft)

Net increase in gross internal area = 16m² (172 sq ft)

Gross internal area of the proposed property = 240m² (2,583 sq ft)

Landscaping

The property has a small front garden and substantial rear garden. The proposal would involve the creation of a small terrace immediately to the rear of the new extension, this terrace will be flush with, or slightly below, the internal floor level and would not therefore be classified as a raised terrace.

Access

The nature of this proposal means that the principle access to and from the property remains unaltered.

Conclusion

We believe that the single storey scale of the proposed extension along with the 2.4m height along the boundary with number 22 Gondar Gardens means that the development remains subservient to the host building and does not negatively impact on the amenity of the neighbouring property. It is a design form relatively common place along the rear elevations of this area and is therefore not out of character. The removal of the existing poorly constructed extension and it's replacement with the proposed extension is in our opinion an improvement to the appearance and functionality of the building and preserves it continued use into the future.