

Address: 175 Malden Road, NW5 4HT (flat 1)

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**4D Planning Consultants**

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**Design and Access Statement**

**Proposal -**

Erection of a single storey rear extension

**Application -**

The application site is a ground floor flat with access to the rear garden. The property is not listed and is not located in a conservation area.

**Design -**

The neighbouring property (169-173 Malden Road) was previously granted prior approval for a change of use from shop to 3 x 1 bedroom studio flats (C3). The development includes a long rear extension which covers most of the rear garden (as can be seen in the images below). The proposed rear extension is to be subordinate and in keeping with the character of the host building and will not be detrimental to the character of the neighbouring properties or to the amenity of the neighbouring properties. Furthermore the extension will not be visible from the street and is in keeping with other similar developments along the terrace and in the local area.

**Materials -**

Windows and French bi-folding doors to be white painted upvc to match existing. Walls to be white painted render to match existing. The design and style of the rear extension, as well as the materials will match those of the original house and complement the existing house. The extension will be subservient to the main building.

**Parking -**

No changes are proposed to the current parking arrangements.

**Access -**

No changes proposed to the main access to the property.

**Landscaping -**

No changes are proposed.



View of the property from the rear



View of the property from an aerial perspective (red arrow) with other extensions along the terrace (green arrows)