

55 GLOUCESTER CRESCENT – LONDON NW1 7EG

DESIGN AND ACCESS STATEMENT

THE SITE

The application site is an existing single family dwelling house on the West side of Gloucester Crescent. The house is terraced and shares party walls with 54 and 56 Gloucester Crescent, both of which have constructed rear lower ground floor extensions similar to what is proposed in this application.

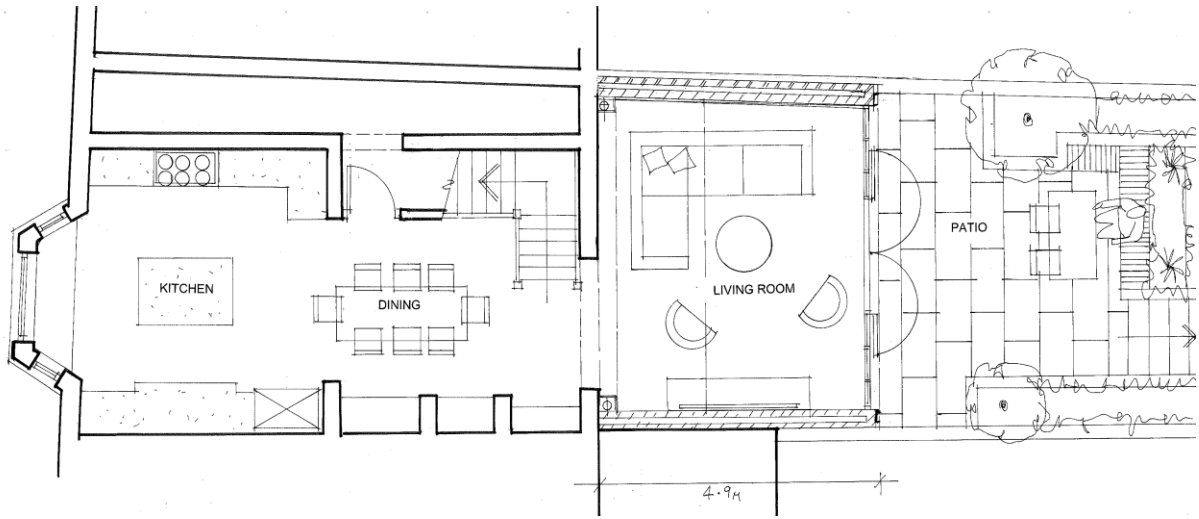


THE PROPOSAL

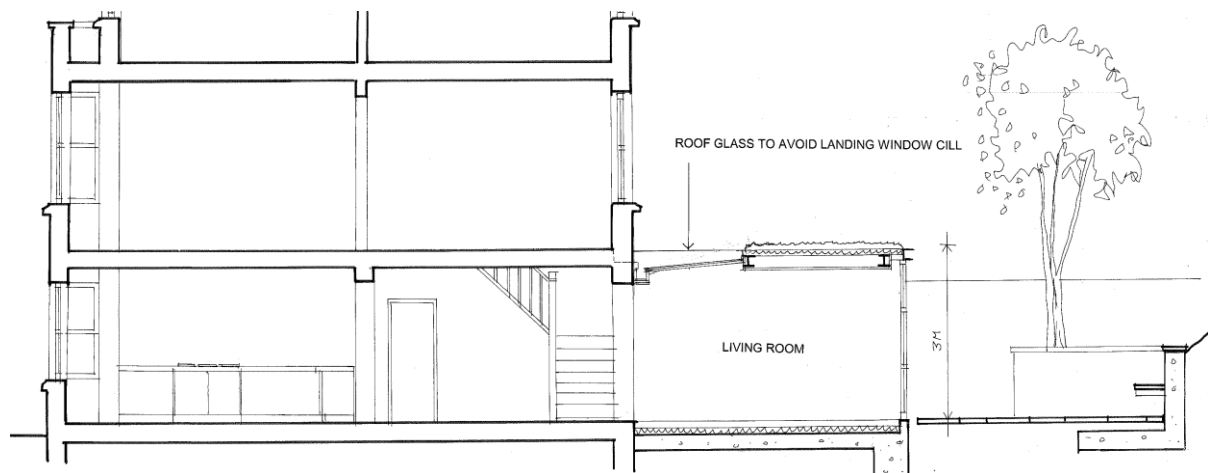
The proposal is to add a rear ground floor extension. This proposed extension would come under permitted development on the basis that the prior notification of a larger household extension has been made.



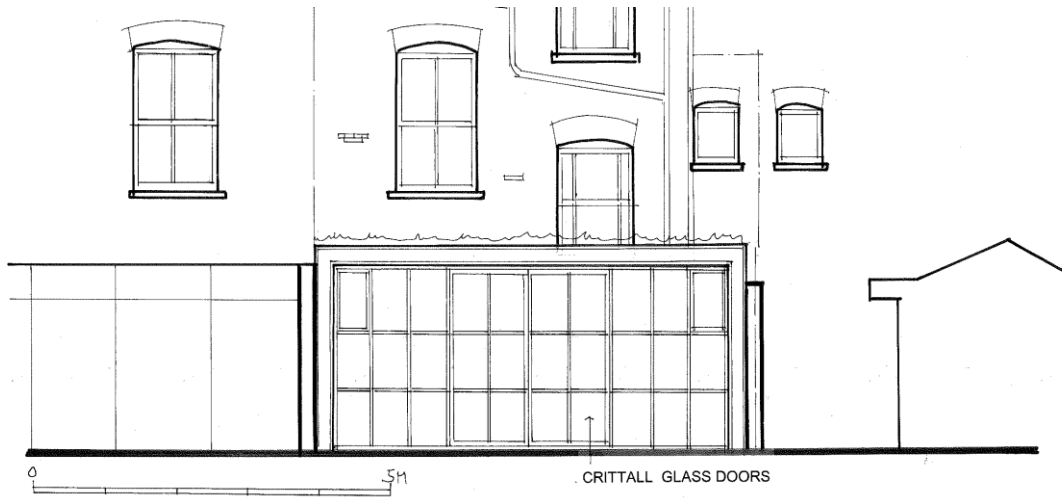
GARDEN ELEVATION



GROUND FLOOR PLAN AS PROPOSED



CROSS SECTION AS PROPOSED



REAR ELEVATION AS PROPOSED

PERMITTED DEVELOPMENT RIGHTS

The house is a single family dwelling and not subject to an article 4 directive. The property therefore does have permitted development rights, and it is believed that the work would be lawful development without the need of express planning permission.

The proposed rear conservatory extension would come under class A of the GPDO

Class A

This provides permitted development rights for the enlargement, improvement or other alteration of a house.

Under Class A the following limits and conditions apply:

A.1 Development is not permitted by Class A if –

(a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse) **DOES NOT APPLY**

(b) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse **DOES NOT APPLY**

(c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse **DOES NOT APPLY**

(d) the enlarged part of the dwellinghouse would extend beyond a wall which -

(i) fronts a highway, and **DOES NOT APPLY**

(ii) forms either the principal elevation or a side elevation of the original dwellinghouse **DOES NOT APPLY**

(e) the enlarged part of the dwellinghouse would have a single storey and -

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or **SEE NOTE BELOW**

(ii) exceed 4 metres in height **DOES NOT APPLY**

(ea) until 30th May 2016, for a dwellinghouse not on article 1(5) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and - **A NOTIFICATION OF A LARGER HOUSE EXTENSION HAS BEEN SUBMITTED**

(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or **THE HOUSE IS TERRACED AND THE MAXIMUM EXTENSION FROM THE ORIGINAL DWELLING IS 4.9M SO IS LESS THAN THE 6M MAXIMUM PERMITTED**

(ii) exceed 4 metres in height **THE MAXIMUM HEIGHT IS 3M**

f) the enlarged part of the dwellinghouse would have more than one storey and – **DOES NOT APPLY**

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse **DOES NOT APPLY**

(g) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres **THE MAXIMUM HEIGHT ON THE BOUNDARY IS 3M**

(h) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, **DOES NOT APPLY**

and would –

(i) exceed 4 metres in height,

(ii) have more than one storey, or

(iii) have a width greater than half the width of the original Dwellinghouse

(i) it would consist of or include -

(i) the construction or provision of a veranda, balcony or raised platform, **DOES NOT APPLY**

(ii) the installation, alteration or replacement of a microwave antenna, **DOES NOT APPLY**

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or **DOES NOT APPLY**

(iv) an alteration to any part of the roof of the dwellinghouse
DOES NOT APPLY

A.3 Development is permitted by Class A subject to the following conditions-

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse **THE EXTENSION IS PREDOMIANTLY MADE OF GLASS SO CAN BE COUNTED AS A CONSERVATORY- SO THIS CONDITION DOES NOT APPLY**