

Design & Access Statement

Basement extension, 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. We have planning permission for a 2 storey side extension ref: 2014/7058/P

This application replaces a previous application made last year when we were informed a Basement Impact Assessment was required. This has now been carried out and is included.

Proposal

We seek Planning Approval to add a basement to our existing approved extension. The basement would come under permitted development except that at its widest part it is more than half of the width of the existing house. It is 4m at widest point rather than 3.1m.

The proposed basement does not extend beyond the front of the existing house. The only visible manifestation at the front is the addition of a pavement light in front of the approved extension. At the rear of the property a light well is proposed to bring daylight into the proposed rear bedroom.

The basement is single storey and meets the other criteria for permitted development as follows:

It is not in a Conservation Area so the following criteria apply:

It does not extend beyond the front or side elevations of the original dwelling house where these elevations front a highway

It does not extend beyond the rear wall of the original dwelling house by more than 3 metres in the case of any other dwelling house (single storey basement extension only)

As stated it does extend beyond the side elevation of the original dwelling house by more than half the width of the original dwelling house at its widest point.

Neighbours

The basement is some distance from neighbouring properties (approx 5.5m to nearest structure) and will not have a structural impact on them.

Access

Access is not affected by this application

Conclusion

The basement will have a minimal impact on the house or on neighbours.