



PLANNING & DESIGN ACCESS STATEMENT

Date: 17/02/2017

Applicant: Mr James Bentley

Proposed: Single storey rear/side extension (in-fill) with pitch roof and roof lights

Location: 17 Ulysses Road, London, NW6 1ED

Agent: Paul Cramphorn — Detailed Planning LTD

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Introduction

This planning application is by Mr James Bentley. The application is for a single storey rear/side extension with pitch roof incorporating roof lights. There are similar examples of extensions in the area.

Detailed Planning Ltd is the agent for this application and look forward to any discussions with the planning officer.

The documents included are:

- Planning Form
- CIL Questions
- Planning, Design and Access Statement (this document)
- Location Plan and Block/Site Plan
- Existing Plans
- Proposed Plan
- Existing Elevation/Sections
- Proposed Elevations/Sections



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The site, surrounding area and use

The application site comprises an existing three-storey terraced residential (Class C3) property on the south side of Ulysses Road. The immediate area is predominantly residential with similar architectural styles.

The property is not listed nor within a designated conservation area. However, the distinctive and high quality character of the area is noted.

The property is currently uninhabitable due to long years of neglect and the new occupiers look forward to bringing this property back to a high standard.



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Design

Appearance

Although the extension is not visible from the public realm, it is recognised the importance not to undermine the character of the area. The applicant has sought the use of high quality materials and workmanship. The alterations to the property will be done so, sensitively and to a very high standard.

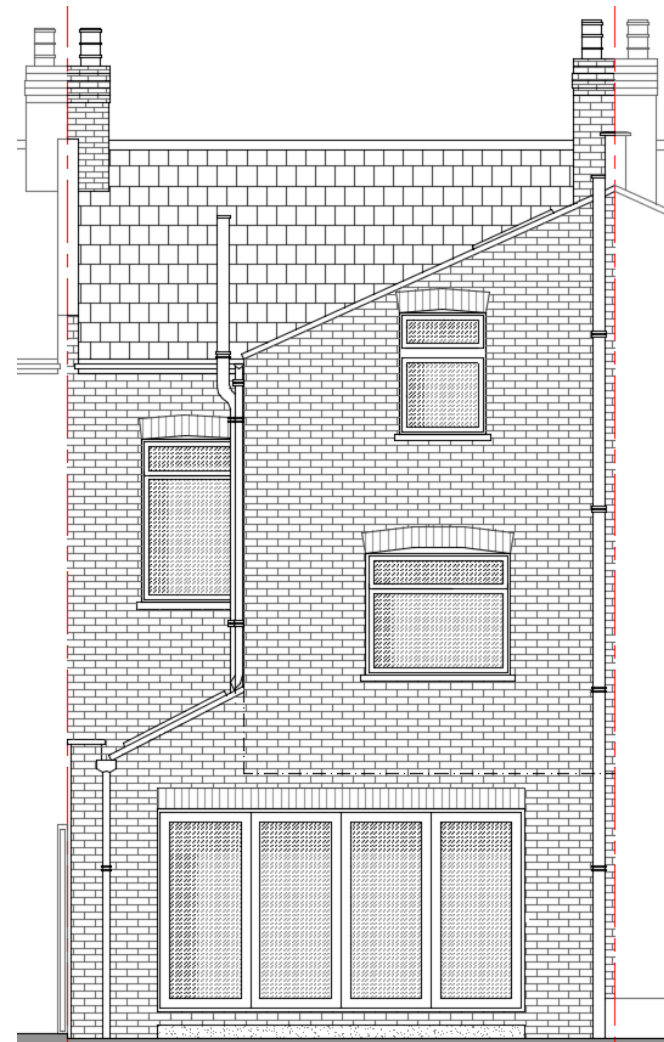
The extension along with the general refurbishment works will considerably improve the external appearance. The extension will be finished facing brick to match the existing. The pitched roof will be covered with slate tiles to harmonize with the rest of the property. The new bi-folding doors and roof-light are to be aluminium frame to provide elegant finish.

Landscaping

Landscaping changes do not form part of this application, however, general restoration of the front courtyard and improvements to the rear garden will be carried out, that do not require planning permission.

Amount

The proposed extension provides a further 9 sqm of living space. The volume of the extension is 35.1 cubic metres.



Layout

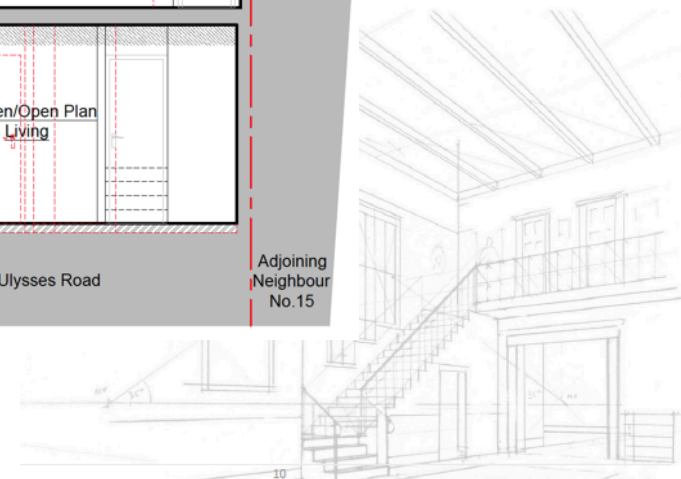
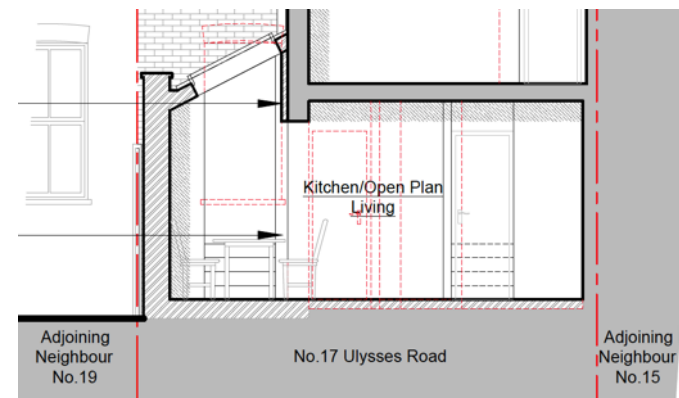
The proposed extension will allow for the opening up of internal walls to create a large open plan living and kitchen area. The increased size is more appropriate for a large 4 bedroom house such as this. There have been similar extensions in the area and these have been used for inspiration.

The proposed roof lights will provide light to the living spaces.

The large bi-folding doors provide good quality visual outlook to the garden that can be enjoyed by the occupants.

Scale

The height of the extension allows for access from the dining area in the main house to the open plan living. As the main house is at a higher level, this would not be possible if the roof was lower. The height has been limited so not to cause a significant loss to amenity to the neighbour. It would appear acceptable as the outrigger of the neighbour's property serves a kitchen and other non habitable rooms, as well as the window to the main house is at a higher.



Environmental Statement

The construction of the extension and renovation of this property will meet and exceed (where possible) the current building regulation standards. The improvement will be far greater than the existing fabric.

Access and transport

Access to the property will be unchanged.

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Conclusion

The proposed development has been sensitively and carefully considered; with the considerations, design measures taken to reduce impact and compliance with relevant policies, it is thought the scheme is a positive and viable option that will have very little impact upon the amenities of adjoining occupiers, or upon the character and/or appearance of the area, therefore, there seems clear justification to recommend this application for approval.

**KIND REGARDS,
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