



Planning Statement

Proposed works to 163 Sumatra Road, West Hampstead, NW6 1PN

Prepared by Drawing and Planning Ltd

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Fig. 1 - Existing view: Front Elevation 163 Sumatra Road

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Introduction:

This application looks to achieve a Certificate of Lawful Development for the alterations to the existing single family dwelling that would see the erection of two 'L' shaped dormer windows to the rear elevation of the property as part of the conversion of the roof space to habitable in order to create additional amenity space.

This application would also see the erection of three single storey extensions to the rear of the property at ground floor level to facilitate additional living space for a growing family.

The development would be in keeping with the style of the property and other properties in the immediate area and would be built using materials that exactly match the host dwelling.

The existing brick-built mid-terraced property currently supports a multi-storey rear outrigger centrally located to the rear elevation with the entire property, in need of modernisation to meet the needs of a growing family. Access to the dwelling and rear garden space would be maintained as existing via the main entrance and rear garden exit.

Loft Conversion and Dormer Windows:

This development would see the formation of two 'L' shaped dormer windows to the rear elevation of the property to provide adequate head height in order to maximise the use of the new loft floor level.

The new converted loft space will boast six Velux style roof lights to the front elevation of the property which will be streamlined so as to not protrude more than 150mm beyond the roof plane. These rooflights will provide daylight and ventilation to the two new bedrooms as proposed within the roof void. The placement of these windows, have been designed to ensure that no privacy issues are created through direct overlooking of neighbouring properties.

The 'L' shaped nature of this development will also see the formation of a 'secondary' element to the rear dormers over the existing outrigger to retain and provide essential storage space to this large family home. No windows have been proposed to the flank elevations of the dormers.

The internal head height proposed for the two new bedrooms would meet the standards set out in the London Plan and would be in excess of 2.6m to the highest point. The proposed head height guarantees that this addition to the property would be a usable and comfortable space to be in while keeping the roof height subservient to the parent dwellings roof height.

This development will also see the rear façade of the dormers set in from the eaves line by at least 200mm as required under the General Permitted Development Order (GPDO). The dormer windows have been designed to not exceed the overall height of the property and as such, will be set lower than the main ridge height. Additionally, the proposed changes in roof volume will not exceed the 40m³ allowance for terraced properties **as this development will only increase the existing roofs volume by 30.6m³** (as shown on the Proposed Roof Plan - SUTRD-P105).

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A marine-ply flat roof, clad in multi-layered felt will be used to treat the roof of the dormer windows with clay tiles used for the cheeks of the dormers to match the existing roof scape in line with the immediate and surrounding roofs. The party walls will not be built up as a result of the development.

It is therefore considered that this proposal will not have a detrimental impact on the existing dwelling or on the neighbouring properties. All materials for this proposal are designed to match existing external materials.

Single Storey Rear Extensions:

This element of the proposal would see the erection of three single storey extensions to the rear of the subject property. As this family home supports a staggered rear elevation, this proposal would look to show a single storey extension to the rear of each of the three elevations as shown on the attached plans that accompany this proposal.

The design of these additional floor spaces would see two of the proposed developments extend to a maximum depth of 3m in line with the General Permitted Development Order (GPDO) with the development proposed adjacent to the boundary with 161 Sumatra Road, limited to 2.5m. Marine-ply flat roofs, clad in multi-layered felt - in line with the proposed dormer roofing materials, have been proposed to complete these elements of the proposal. Access to the rear garden space would be retained as existing via the kitchen room.

Full height glazed patio doors and windows have been proposed to the new rear elevations to provide sufficient light requirements to the new ground floor layout. These windows would be installed with materials to match the existing windows within the property. No privacy issues would be expected through the positioning of these new windows and doors.

The proposed rear extension would be built using materials which are designed to match the existing property.

As required by the General Permitted Development Order (GPDO), the proposed extensions would be set lower than 3m from external ground level and would be built using standard building materials with brick cavity walls and marine-ply flat roofs, clad in multi-layered felt as proposed.

Access to the rear garden space would be retained via the proposed rear extensions. No windows are proposed to the flank elevations of the extensions fronting 161 or 165 Sumatra Road to prevent any overlooking issues. It is therefore considered that these single storey extensions will not have a detrimental impact on the existing house or to either neighbouring property. All materials for this development are designed to match existing external materials.

Drawing and Planning Ltd would appreciate continued consultation by the appointed planning officer during the processing of this application to resolve any issues that may arise.

The drawings attached will detail the development as proposed: