



Design & Access Statement

182 Leighton Road, NW5 2RE

*Rear extension on first floor level, erection of roof extension
and alteration of fenestration to front and rear elevations*

Introduction

This statement has been prepared by 4D Planning on behalf of Yael Mer & Shay Alkalay, the owner of 182 Leighton Road, NW5 2RE.

This document accompanies the planning application for the erection of a roof extension and first floor rear extension and alterations to the fenestration.

The purpose of this statement is to demonstrate that the proposal will enhance the property in context with the neighbouring properties and the proposed development will not conflict with relevant planning policies, or have any negative impact on the neighbouring properties or character of the local area.



Existing Site

The application site is a mid-terraced single-family dwelling located on the south west side of Leighton Road. The property is over three stories and has a large garden at lower ground floor level.

The property is not a Statutory Listed Building or Locally Listed Building, and is not within a Conservation Area.

Proposal

The proposal is for:

1. A rear extension on first floor level about the existing outrigger (rear addition). New windows and a pitched roof;
2. Erection of a roof extension with new front and rear large windows to match the neighbouring properties along the terrace;
3. Internal alterations associated with the use of the property as a single-family dwelling.

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Context – the aim of the proposal is to improve the layout of the house; increase the habitable space and respect the character of the terrace by designing a similar roof extension to other properties along the terrace including the immediate neighbouring properties.

The proposed development will allow sufficient light and outlook and will respect the amenity of neighbouring properties.

Design – All new materials are to match the existing materials of the property where applicable or the style and character of neighbouring properties along the terrace. All new windows are to be upgraded to double glazing timber sash to match the appearance and material of the existing windows. The new windows in the loft will be dark stained or painted frames with double glazing. New loft with black slate roof and black timber fascia similar to the adjoining properties. The garden steps will be relocated to allow for a 3m patio between the rear wall of the house and the garden.

The height of the roof is exactly in-between the heights of the adjoining properties (No. 180 and No. 184), therefore keeping the rhythm and flow of the terrace.

Use – the use as a single dwelling will not be affected by the proposal.

Access – no changes are proposed to the existing access via the front door serving the house and rear door to the garden.

Privacy/Amenity –the proposal will not cause any loss of daylight, sunlight, outlook or privacy to neighbouring properties. The proposed development does not include a roof terrace. The roof above the first floor rear extension will be pitched and will not be accessible from the new loft space. The proposal does not increase overlooking from the current outlook situation.

Scale – The first floor rear extension will extend approx. 3.3m high and the same depth and width as the existing rear-addition.

Transport/Parking – No changes proposed.

Cycle Storage/Refuse/Recycling – No changes proposed.

Trees –there are no trees on the site that will be affected.

Planning History

There is no available planning history for the site.

Planning Precedent

Application Number	Site Address	Development Description	Date Registered	Decision
2013/7687/P	180 Leighton Road, NW5 2RE	Erection of roof extension and alteration of fenestration to front and rear elevation	05-12-2013	Granted
2016/0310/P	170 Leighton Road, NW5 2RE	External alterations including erection of single storey lower ground floor side/rear infill extension, single storey first floor rear extension and single storey roof extension.	03-02-2016	Granted
2007/5877/P	148 Leighton Road, NW5 2RE	Erection of rear lower ground floor, first floor and second floor extensions and roof extension to a single-family dwelling house.	20-12-2007	Granted
2004/1784/P	176a Leighton Road, NW5 2RE	Erection of a gable end roof extension.	19-05-2004	Granted
PEX0200647	172 LEIGHTON ROAD, NW5 2RE	Erection of a gable ended roof extension. As shown by: Site Plan, Rear Elevation of Terrace, Rear Elevation as Existing, Front Elevation as Proposed, Proposed Roof Plan, & 02/SKP/735	30-09-2002	Granted
PEX0000963	164 LEIGHTON ROAD, NW5 2RE	The erection of a roof extension for residential use and the alteration of a window on the rear elevation. As shown on drawing numbers; 116.17, 116.01 to 116.07 inclusive, 116.11 Rev C, 116.12 Rev M and 116.15 Rev C	14-03-2001	Granted
PE9900756	160 LEIGHTON ROAD, NW5 2RE	Erection of a roof extension and additional storey above existing rear extension. As shown on drawing number: 8913/22 and five unnumbered drawings.	21-06-2000	Granted

Photos and Precedent



View of neighbouring windows with narrow stripe windows above 1.7m high



Number 152 Leighton Road – similar extensions



View from the rear showing other examples of roof extensions and first floor rear extensions.



2D drawings showing the terrace in context with the proposed rear elevation (existing and proposed).



2D drawings showing the front of the property in context with the neighbours (existing and proposed)





View of the terrace from the street.

Summary

- Roof extensions with pitched roof with front and rear glazed walls is an established characteristic of the terrace. The addition of a first floor rear extension is also a characteristic and will mirror the neighbour's extensions.
- There is clear precedent in the surrounding area for the roof extension and for the first floor rear extension with alterations to the fenestration.
- The scale and massing of the first floor rear extension will remain subordinate to the main house and in keeping with similar extensions in the surrounding area including the adjoining properties.
- The proposal will not cause any loss of daylight, sunlight, outlook or privacy to neighbouring properties. The proposed development does not include a roof terrace.
- The amenity of residents will be respected. The improved layout and appearance of the property will upgrade the terrace as a whole by providing high quality residential accommodation which will be maintained and suitable for accommodation. The new windows will improve the thermal insulation, natural daylight and outlook. All side facing windows are to be above 1.7m in height to prevent overlooking.
- The proposal will have no material visual impact on the property or the streetscene. The design and character of the roof extension is subordinate and in keeping with the character of the road and adjoining properties.

It is hoped that officers will support this proposal and if for any reason there are any concerns, it is requested that the Agent be contacted to allow the applicant the opportunity to address such concerns.

Illustration – *existing vs proposed*



Existing rear view of the house



Proposed rear view of the house (rendered)