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Planning Statement:

For the Construction of a Single Storey Rear Extension

At

14 A Willoughby Road

London

NW3 1SA

Introduction:

1. This planning statement is written in support of a full planning application for the construction of a single storey rear extension.
2. The purpose of this statement is to demonstrate to the council and the wider community the design principles that have influenced the proposed development and establish how the proposed development complies with relevant planning policy.

Planning History:

3. Searches made on the Camden planning database returned no results for recent applications made at the application site.
4. Searches on the Historic England database have returned no results for listed building status.
5. The application site is located within the Hampstead Conservation Area which was designated on 01/02/1968.

Planning Guidance:

Camden Planning Guidance – Design

Rear Extensions

4.10 Rear extensions should be designed to:

- Be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing,
- Respect and preserve the original design and proportions of the building, including its architectural period and style,
- Respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks,
- Respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space,
- Not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure,
- Allow for the retention of a reasonable sized garden and

- Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.
- Materials should be chosen that are sympathetic to the existing building wherever possible.

4.12 Height of rear extensions

- In order for new extensions to be subordinate to the original building, their heights should respect the existing pattern of rear extensions, where they exist. Ground floor extensions are generally considered preferable to those at higher levels. The maximum acceptable height of an extension should be determined in relation to the points outlined in paragraph 4.10 above.

4.14 Width of rear extensions

- The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

Proposal:

6. The proposed application seeks permission to construct a single storey rear extension which extends 2.8 metres in depth from the rear of the original dwelling, has a total width of 5.9 metres and an overall height of 3.1 metres.
7. In accordance with policy 4.10 the depth of the proposed extension has been considered with a view to mitigating any loss of light or negative impact on ground floor occupants of number 12 Willoughby Road.
8. In accordance with policy 4.12 it is considered that the height of the proposed extension is subordinate to the existing dwelling with an overall height from ground level of 3.1 metres.
9. The existing rear elevation of the dwelling was originally brick built and has been painted white and rendered at some point in the past. The existing window and door materials are a mixture of Wood and UPVC finishes.
10. The proposed application is seeking to construct the extension in a brick finish to match the existing street scene. The proposed french doors and rear window will be constructed in soft wood and stained in white. It is considered that the proposed materials will be in keeping with the existing dwelling, thus having a positive impact on the conservation area.
11. The proposed roof form is a flat roof, which will minimise the bulk and scale of the proposed extension.

12. The proposed extension will reduce the existing amenity area from approximately 54 sqm to 36 sqm. It is considered that the provided amenity area is still acceptable for a 2 bedroom flat and can be offset by the dwellings close proximity to local amenities.

Application Submission:

13. It is considered that this planning statement helps to provide an insight into the considerations that have informed the design process and how the proposed application meets the requisite planning policies and guidance.
14. In conclusion, it is hoped that members of the council and the local community look favourably upon this application.