



DETAILED **PLANNING**

PLANNING STATEMENT



Date: April 2018

Applicant: Ms. Esther Wakely

Proposed: Construction of a single storey rear extension at first floor level.

Location: Flat 3, 40 Shoot-Up Hill, London, NW2 3QB.

Agent: Paul Cramphorn – Detailed Planning LTD

Introduction

This planning application is by Ms. Esther Wakely. The application is for a single storey rear extension at first floor level.

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 Statement (this document)
- Location Plan and Block/Site Plan
- Existing Plans
- Proposed Plans
- Existing Elevation/Sections
- Proposed Elevations/Sections

The site, surrounding area and use

The application site is located to the East side of Shoot-Up Hill, close to the junction with Kingscroft Road. The property is not listed, nor is it situated within a conservation area.

This application is for Flat 3, this flat is small studio flat located at first floor level to the rear of the property. It benefits from a large private terrace that looks out to the rear gardens.

Planning History

There have been 2 previous applications for this property. These are outlined below:

2012/2118/P – Application refused for the erection of a single storey rear extension at first floor level with rooflight, new windows to north west elevation, replacement of existing balustrade to existing roof terrace at first floor level to residential flat (Class C3)

Reasons for refusal:

- A tall bulky appearance that would result in an obtrusive addition to the existing building.
- The addition of windows to the southwest and north west elevations would result in an unacceptable increase in overlooking to neighbouring properties.

2013/1842/P - Application refused for the erection of a single storey rear extension at first floor level with rooflight, new windows to north west elevation, replacement of existing balustrade to existing roof terrace at first floor level to residential flat (Class C3)

Reasons for refusal:

- A tall bulky appearance that would result in an obtrusive addition to the existing building.
- The addition of windows to the southwest and north west elevations would result in an unacceptable increase in overlooking to neighbouring properties.

The Proposal

This proposal is to construct a single storey rear extension at first floor level enlarging the existing studio and creating a separate bedroom space.

The applicant has sought the use of high quality materials and workmanship. The extension will be done so sensitively and to a very high standard and will meet and exceed (where possible) the current building regulation standards.

The extension walls are to be finished with facing brick to remain in keeping with the existing property finishes. The roof of the extension is to be finished with tiles and pitched to reflect the slope of the existing building roof.

The existing flat has an internal area of 32sqm, this falls under the minimum area of 37sqm set out in the Technical Housing Standards (2016). This extension has been designed to suit the needs of a modern occupier by creating an open plan kitchen/living space that will have direct access to the large rear terrace. The extension will provide a private bedroom that is separated from the main living space, creating consistent day/night spaces, and therefore giving the flat the additional internal area that suits current standards.

This proposal seeks to address the concerns outlined in the previous 2 applications. The size of the extension has been reduced by approx. 1m from the existing rear wall, this is now within the 45° line from the neighbours rear window. The height of the extension has been significantly reduced from the previous proposals, reducing any amenity concerns to the adjoining neighbours, and reducing the bulky overbearing appearance.

The materials, shape, and style of the extension is in keeping with the existing building and will provide an attractive addition to the property.

Conclusion

This proposal will create a well-designed flat that would be suitable for a young couple that enjoys entertaining. The proposed extension has been sensitively and carefully considered; with the considerations and design measures taken to reduce impact and compliance with relevant policies, it is thought the proposal is a positive and viable option that will have very little impact upon the amenities of adjoining occupiers. Therefore, there seems clear justification to recommend this application for approval.

KIND REGARDS,
PAUL CRAMPHORN (BSC) HONS
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