



DESIGN AND ACCESS STATEMENT FOR:

PERMITTED DEVELOPMENT TO ALLOW FOR DEMOLITION OF EXISTING REAR SUNROOM TO ALLOW FOR SINGLE STOREY REAR FULL WIDTH EXTENSION, ALONG WITH MINOR INTERNAL ALTERATIONS

14 Belsize Road, London, NW6 4RD

1.00 - INTRODUCTION

This Design and Access Statement has been prepared to assist with permitted development, in respect of the proposed development of: 'DEMOLITION OF EXISTING REAR SUNROOM TO ALLOW FOR SINGLE STOREY REAR FULL WIDTH EXTENSION, ALONG WITH MINOR INTERNAL ALTERATIONS ', at 14 Belsize Road, London, NW6 4RD. The majority of the proposed development is to the rear of the existing dwelling. No alterations will be visible from street view. The property is not located within a conservation area, therefore there are no restrictions in relation to permitted development rights.

2.00 - LOCATION AND EXISTING USE

The site is located at 14 Belsize Road, London, NW6 4RD. The existing site is currently in use as a mid-terrace single family dwelling with front and rear garden, with existing car parking to the front garden. The property sits on the northern side of Belsize Road, a predominantly residential area.

3.00 - PROPOSED DEVELOPMENT_LAYOUT AND USE

The proposed development allows for a single storey rear extension. In line with current permitted development regulations, the extension will be less than 50% of the land area to the original house. The rear single storey extension is proposed to extend 4.5m from the rear wall of the original house (PD rights allow for sites located outside of Article 2(3) designated land and site of special scientific interest, to extend up to 6m depth for an attached house until 30th May 2019). The limits for an attached property are currently therefore between 3-6m. The proposal seeks to extend halfway between the 3-6m limit at 4.5m. In line with permitted development regulations, the overall maximum eaves height of the proposed extension (where it falls within 2m of a boundary) is to be 3m. The Department for Communities and Local Government, Permitted development for householders Technical Guidance April 2014, states that; '*For the purpose of measuring height, the eaves of a house are the point where the lowest point of a roof slope, or a flat roof, meets the outside wall. The height of the eaves will be measured from the natural ground level at the base of the external wall of the extension to the point where the external wall would meet (if projected upwards) the upper surface of the roof slope. Parapet walls and overhanging parts of eaves should **not** be included in any calculation of eaves height.*' As indicated on the proposed drawings, the new extension will be 3m in height exactly from the existing external ground level to the finished flat roof. The proposed materials are to be brickwork to match the existing original house exactly, in colour, joint and bond.

4.00 - EVALUATION OF THE SCHEME

When preparing the drawings and in consultation with the client, it was felt that the proposal should be acceptable to the Local Authority and should NOT have a negative impact on the environment and the amenities of adjoining owners and nearby neighbours. The proposal sits within the current Permitted Development limitations, therefore we hope that the proposal will be acceptable under Permitted Development, having completed prior notification stage by undertaking the neighbourhood consultation scheme.