

# PLANNING, DESIGN & ACCESS STATEMENT

**Proposal: Erection of a First Floor Rear Extension  
and New Balcony to provide improved living  
accommodation.**

**at:**

**Site Address: 5 Hemstal Road, London  
NW6 2AB**

**Applicant: Landon Kulick**

**November 2018**

## **1.0 INTRODUCTION**

- 1.1 UPP has been instructed by the applicant to apply for planning permission at No 5 Hemstal Road for the erection of a first floor rear extension and new balcony to provide improved living accommodation for the first floor flat.

## **2.0 APPLICATION SITE AND SURROUNDINGS**

- 2.1 The application site relates to an imposing part two storey, part three storey villa located on the south side of Hemstal Road, which is predominantly residential in character. The property has been divided into self-contained flats and the proposal relates to Flat 4, located on the first floor level at the rear of the building.
- 2.2 The properties surrounding the site are of similar style and design as the application site. The majority of buildings have also been converted into self-contained flats which are considered to be characteristic of the area.
- 2.3 It is not considered that there are any planning designations which could impact the proposal and the site is not listed or located within a conservation area.

## **3.0 PLANNING HISTORY**

- 3.1 The following planning history is relevant to this application:

2014/7602/P – Erection of a rear extension with associated terrace at first floor level. Withdrawn

2015/1380/P – Erection of a rear extension at first floor level with 3 x rooflights. Refused (30/06/2015). Dismissed on Appeal (03/02/2016)

2016/1663/P – Creation of raised rear terrace and associated alterations over existing flat roof at 1<sup>st</sup> floor level. Withdrawn

- 3.2 There is extensive planning history on this site of withdrawals and refusals most notably the appeal decision in 2016. This proposal is seeking to address the issues raised in the previous applications and overcome the concerns raised in

the Inspector's Decision to provide an appropriate development on site that will not compromise existing neighbouring amenity.

3.3 Planning application 2015/1380/P was refused in June 2015 for the following reason:

*“The proposed first floor rear extension, by reason of its height, bulk and detailed design, would be an incongruous and obtrusive addition which would harm the architectural integrity of the existing building and the character and appearance of the surrounding area...”*

and subsequently dismissed on appeal for two main reasons;

- *The effect of the proposal upon the character and appearance of the existing building and the surrounding area; and*
- *The effect of the proposal on the living conditions of the occupiers of neighbouring properties on Dynham Road with particular reference to privacy.*

It is considered that these issues have been addressed in the proposed development as detailed in the sections below.

## **4.0 DESIGN**

4.1 The proposed new building has been sensitively designed to ensure it is in keeping with the character and appearance of the original property and wider street scene. The Inspector did note in his report “that there is some variety in the style and nature of alterations to the rear of buildings along Hemstal Road and the neighbouring Dynham Road.” Whilst development must be contextually appropriate, this statement provides the scope for further extensions at the rear of the site.

4.2 Previous extensions, as detailed above, had been criticised for their bulk, height and design consequently creating an incongruous extension that failed to relate to the host property or the surrounding locality. The proposal has been designed to address these concerns and it is proposed that the extension will only extend 5.8 metres across the property, a reduction of 40% when compared

to the previous application which extended across the whole of the rear elevation.

- 4.3 The revised proposal will only project 2.1 metres in depth beyond the existing first floor rear building line. This will create a more subordinate addition to the main building and especially the larger ground floor rear extension.
- 4.4 Furthermore, the proposed extension will have a pitched roof to ensure it is more in keeping with the character and appearance of the main property and respect the style of the main roof. The previous proposal contained a flat roofed extension which the Inspector considered “would give rise to an incongruous and obtrusive addition.” The Inspector noted that extensions should relate to the same design as the host property and it is considered that the proposal, by virtue of the design of the pitched roof, achieves this aim.
- 4.5 It is important to note that whilst the proposal will be visible from glimpsed views along Dynham Road, given the improvements to the design of the extension, it is not considered to be harmful to the character of the area.
- 4.6 The proposal will provide improved living conditions for the occupants of the flat and will change the unit from a single aspect unit to a dual aspect unit. It is not proposed that the number of occupants would increase as part of this development, rather it is intended to make the existing living space more comfortable.

## **5.0 NEIGHBOURING AMENITY**

- 5.1 As part of any planning application, it is important to ensure development proposals would not have an adverse impact on neighbouring amenity with regards to light, outlook or increased sense of enclosure.
- 5.2 In urban locations, there are a host of design measures which can be incorporated into schemes to ensure good quality residential amenity at separation distances of significantly lower than 20 metres. As part of this development, careful regard has been given to the occupants of No.11 Dynham Road, to ensure the development proposal would not have an impact on their

neighbouring amenity given that this was raised as an issue in the previously dismissed appeal. The proposed extension has been carefully designed to ensure it would not be any closer to the neighbouring windows at No.11 than existing and would maintain the 10 metre separation distance between facing habitable room windows. The applicant has been careful to ensure that the extension stops short of the existing outrigger. Furthermore, as the proposed extension will not extend the full width of the property, it will not be coming as close to the neighbouring occupiers of No 9 Dynham Road as the appeal scheme. These measures will ensure that the existing privacy of neighbouring occupiers is safeguarded.

- 5.3 It is also proposed that a small balcony will be installed adjoining the extension with closely spaced railings to provide safety for the occupiers whilst safeguarding the amenity of neighbouring properties. It is considered that railings are more contextually appropriate however, should the Local Planning Authority prefer, this material can be replaced with lightweight obscurely glazed panels.

## **6.0 CONCLUSION**

- 6.1 It is considered that the proposal provides a high-quality accommodation that would be fully compliant with national, regional and local policies. The proposed extension has been designed to be in keeping with the style of the host property and would look out of character with the surrounding locality. The proposal has been carefully designed to address the concerns raised by the Inspector whilst improving the quality of accommodation for the occupiers of this residential unit. Furthermore, it is considered that the existing living arrangements for neighbouring occupiers would not be compromised because of this proposal as it would protect their outlook and visual privacy whilst ensuring there is no prospect of overlooking.