**Planning, Design and Access Statement**

**For the development at**

**Flat 1 226 Finchley Road NW3 6DH**

1. ***Description of proposal***
2. ***Description of site and surrounding area***
3. ***National Planning Guidance and Development Plan Policies***
4. ***Design***
5. ***Access***

***1.0 Description of proposal***

This application is for the construction of a single storey rear extension.

***2.0 Description of site and surrounding area***

The site is located on Finchley Road. The site is located within the conservation area of Redington Frognal.

***3.0 Design***

The site is residential.

*Amount*

The proposed extension replaces the existing lean to conservatory and increases the existing footprint of the property by approx. 5sqm

*Layout*

The layout provides an additional room to the rear which has access to the patio and garden. The existing access from the flat is maintained.

The internal layout provides a new ensuite shower room with a new window to the side and a rooflight above.

The internal master bedroom will also benefit from a new window to the side and new rooflights above providing light and ventilation.

*Scale*

The extension is single storey and subservient to the main building. The height of the extension does not exceed 3m.

*Appearance*

The materials are to be in keeping with the area in style and colour.

*Landscape*

The main amenity area and patio area shall remain as existing. The steps to the garden shall be relocated.

***5.0 Access***

There is no change to the access of the flat or the communal gardens.

The development proposed by this application meets the objectives of both central and local planning policies for residential uses on brownfield sites.

Therefore, and in the absence of any material considerations that indicate otherwise, the application should be **APPROVED**.