

10 September 2019

Design and Access Statement

Re Property: 3 Hillfield Road, West Hampstead, London NW6 1QD

Proposed Works: Side extension, infill in a terrace house.

Introduction

This Statement has been prepared to support the application for planning permission to make alterations to the family home. The proposal is the erection of a side infill extension.

The Application Property

3 Hillfield Road is a mid-terrace house which is not a listed building and not located within a Conservation Area. The house is a single dwelling home with two levels to the front and three levels at the rear. A loft conversion was added recently in 2014.

Recent Planning Permission

Application No:2015/5336/P (Appeal Ref: APP/X5210/D/15/3137892) - Erection of single storey rear extension.

Advise in summary: *The appeal is allowed and approval granted under the provisions of Schedule 2, Part 1, Paragraph A.4 of The Town and Country Planning (General Permitted Development) (England) Order 2015 for 6m rear extension under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2 Part 1 A.1 (g) at 3 Hillfield Road, London NW6 1QD in accordance with the details submitted pursuant to Schedule 2, Part 1, Paragraph A.4 (2) of the GPDO.*

Application No:2014/3319/P - The erection of a rear dormer roof extension with Juliet balcony and the installation of 1 x rooflight to the front and 2 x rooflights to the rear roof slopes of single dwelling house. *Certificate of Lawfulness (Proposed) Granted*

Application No:2015/4981/P - Single storey side extension

Advise in summary: *The proposed single storey side/ rear extension at ground floor level is permitted under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended by the (No. 596) (England) Order 2015.*



Proposal

The application is to alter the current side infill which currently does not serve useful purpose and to enable to have more quality space for the family amenities. We found in our recent family homes builds where we created the side extensions that the garden becomes more inviting and blends in more with the current living requirements of families today.

The house extension was designed sympathetically with the existing building to blend with the current architectural character of the building, and the general elevations proportions of the building. The extension will be built with matching bricks combined with aluminium glazing.

The side extension proposed would be subordinate to the host building and would not have a significant impact of the architectural integrity of the building nor a negative impact on the character and appearance of the surrounding area.

A six-meter extension is in the process of being built and was approved under permitted development as it did not affect the neighbours' amenities. A further application of an infill 3m extension was also approved and in the process of being built.

It is important to note that the rear garden is sloping upwards and it is roughly 100ft long. Therefore, the elevated garden level will reduce the impact of the overall height of the extension. To illustrate, when one is in the neighbouring garden, the extension will not be visible when a 1.8m standard fencing is already in place separating the two gardens. Additionally, the proposed extension has an acceptable relationship with the neighbouring property 5 Hillfield Road as the angle of light of 45⁰ from the rear window facing the garden will simply hit the fence. As such it is not considered that the new application would reduce daylight and sunlight amenity,

In summary, the single-story side infill extension is modest in terms of its' overall scale. It is subservient in appearance and respects the character and integrity of the host building. The impact to the neighbour will be minimal due to the raised elevation, stepping of the extension coupled with a very large garden making the extension feel small in relation to the garden plot.

Access

No changes to the existing front access will be made. This property is an existing private house single dwelling and as such does not have any particular access requirements.

Conclusion

The proposed extension would preserve the character and appearance of the neighbourhood and would not result in a significant impact upon levels of amenity enjoyed within residential neighbourhood properties. The scale and design of the proposed extension is subservient to the already granted side extension application.

