

39 Sumatra Road NW6 1PS

This is a householder application for a single storey “wrap-around” extension. Please find enclosed:

- Existing Floor plans, elevations and sections
- Proposed Floor plans, elevations and sections
- OS Plan
- Design & Access Statement
- Householder planning application form
- CIL application form
- BACS payment to Local Planning Authority

Design & Access Statement/Planning statement

Site: The application site is located on the eastern side of Sumatra Road and is a mid-terrace two-storey with two-storey rear addition single family dwelling house.

Proposal: It is proposed to construct a single storey “wrap-around” rear extension at ground floor level that would protrude 3m from the rear elevation. The extension would have an apex roof to match other extensions within the area. It would be constructed of materials to match the host property.

RELEVANT PLANNING POLICIES:

National Planning Policy Framework 2019
London Plan 2016

Camden Local Plan 2017:

A1
D1
D2

PLANNING CONSIDERATIONS:

When designing the extensions, the above policies and guidance documents have been taken into consideration. It is considered that the key issues of the proposal are the design in relation to the host property and wider realm and the impact the extension could have upon the applicant and the applicant's neighbours. These issues have been addressed below:

- Principle of the development
- Design
- Amenity Impact



Principle of Development: Numerous single storey “wrap-around” extensions have been approved all over the borough, examples of wrap-around extensions that have been approved in 2019 under the latest planning policy, include:

2019/2897/P 64 Woodstome Road
2019/0107/P 13 Fordwych Road

Design: The ground floor wrap-around extension would infill the side return of the property and extend to the rear. The extension is comparable in height, bulk and scale to other side extensions that have been approved in close vicinity.

The extension, located to the rear of the property, is not readily visible from public view; therefore, would not have a detrimental impact on the street scene.

The proposed materials match/compliment those used in the existing property. The extension is therefore considered appropriate to the context of the site and is sympathetic to the architectural design of the dwelling.

The bulk of the extension has already been approved under planning application 2019/3861, this application is simply to infill the corner section and improve the roof design.

Amenity: It is considered that the internal living conditions for the applicant would be largely improved. Externally, the extension would be constructed in the existing dark damp side return which is also very much over shadowed by the neighbouring rear addition. It is considered that the extension would use existing unutilised outside amenity space whilst a garden area would be retained to comply with policy.

With regards to the size of the extension it is considered that the height and depth of the extension would not impose significant impacts in terms of loss of sunlight/daylight. The side element of the extension would share the boundary with the neighbouring property. Although it could be said that the height of the proposed boundary wall may increase the sense of enclosure for the neighbouring property, when considering the existing context with the existing 2-storey rear addition, the change would not be significantly harmful. With regards to privacy there are no windows proposed on the side elevation of the extension that could lead to loss of privacy for either property.

Access: Pedestrian and vehicular movement from the public highway would not alter the existing situation.

