
**Reply to Planning Officer's email
dated 9th September 2020
App.Ref. No.: 2020/1897/P**

FOR

PLANNING APPLICATION FOR
A SINGLE STOREY REAR EXTENSION
INCLUDING SIDE INFILL EXTENSION

AT

Lower Ground floor, Flat A
13 Denning Road
London, NW3 1ST

XUL
ARCHITECTURE

15th Sept 2020

Introduction

This statement has been prepared and submitted in support of the planning application for the erection of a single storey rear extension at lower ground floor level, including side infill extension submitted on the 30th of April 2020, Application Ref.: No.: 2020/1897/P.

Please see below our reply to your email dated 9th September 2020.

Point 1_Front Boundary Wall

We discussed this point of the project with our client and we agreed that no additional work will be carried out at the front boundary wall.

The existing staircases and the low boundary wall will be retained as they are.

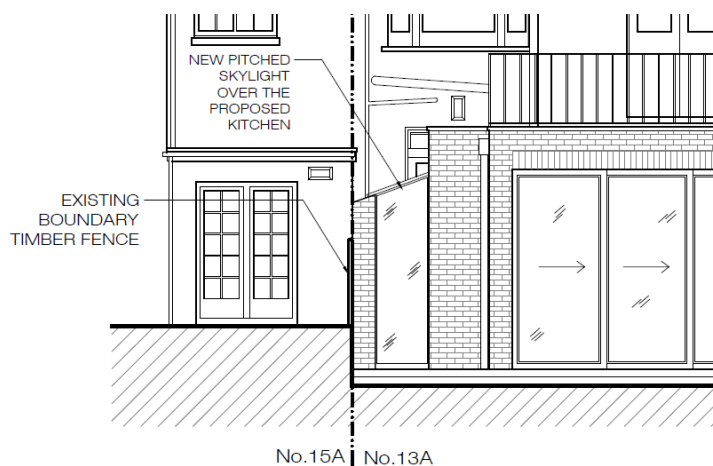
Please refer to our amended drawings numbers; PA-01_Rev01, PA-02_Rev01 and PA-03_Rev01,

Point 2_Side in fill extensio

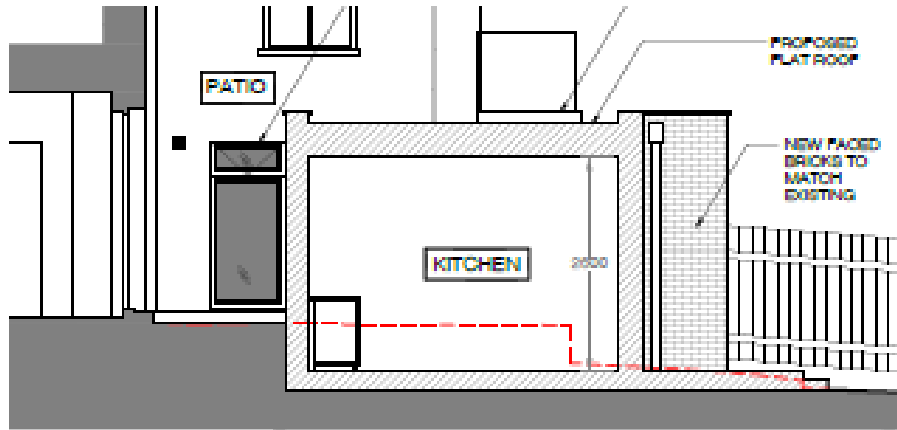
When we designed our extension we carefully took into consideration the potential loss of light of the adjacent property.

To avoid that we did the following:

- 1) Establish the current light ingress from the rear garden into the neighbour properties (right and left) . We noticed that the rear gardens are North facing and have limited direct light coming from there. We also noticed that an overgrow multisteam Bay is present in our garden and we have agreed with number 15a to cut it off.
- 2) We have engaged in a conversation with the neighbours and in particular with Laurie Kosobucki number 15a Lower Ground Floor. She has already suggested to increase our boundary fence height for better privacy and she is happy with our plans.
- 3) We lowered the finish floor level of our rear extension of approximately 600mm from the existing finish floor level to minimize the impact of our rear extension and to give to the client a better privacy while they enjoy their garden. We would like also to keep your attention on the fact that the French door into the rear garden at number 15a is approximately 750mm above the finish floor level of the proposed garden so the impact of our side in fill will be minimal.

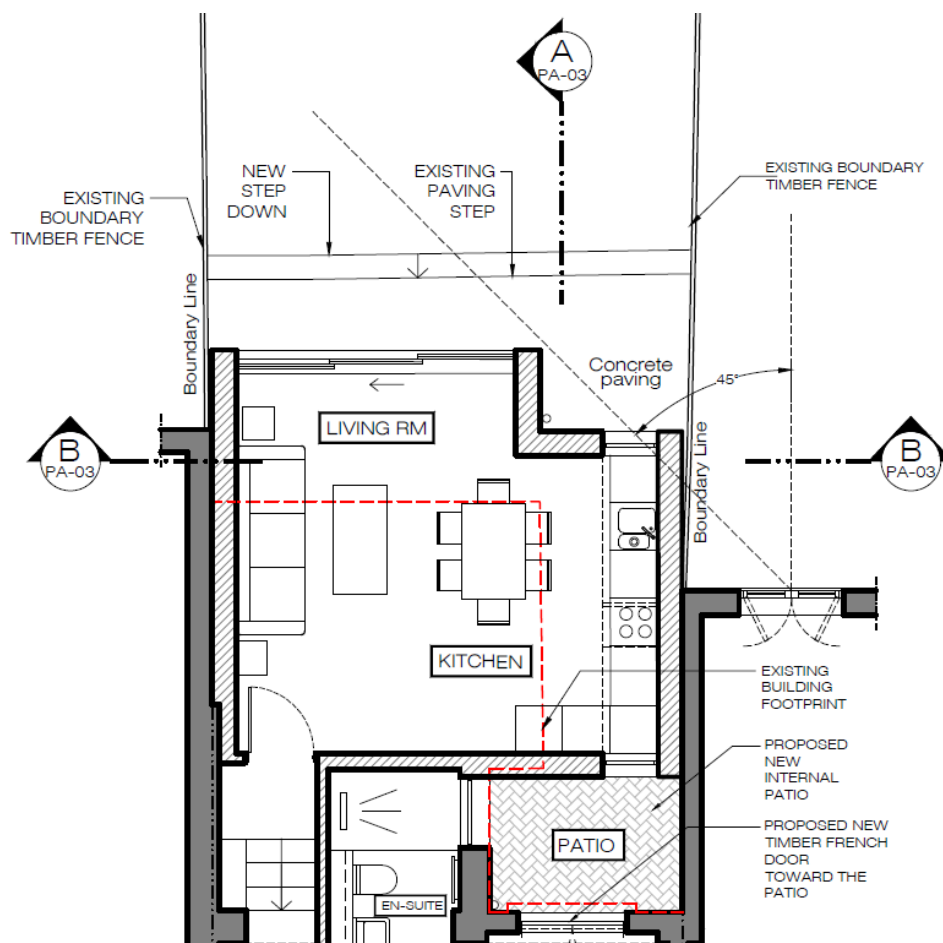


- 4) We reduced the scale and the mass of our side infill extension and we designed it in such a way that the perception of the building from the neighbour property 15a will be minimal.



We have amended our drawings and we are showing now a 45 degree line that shows how minimal will be the impact to the adjacent property No.15a.

Please refer to our amended drawings numbers; PA-01_Rev01, PA-02_Rev01 and PA-03_Rev01,



Site photos

As per your request, please see below site photos;



Looking down No. 13a garden



Looking toward No.13a.



Facing No.11 From No.13a Rear



Looking at the No.15a from No.13a garden



Looking at No.11 from No.13a bottom of garden



Facing No.15 from rear of No.13a



Looking down the garden at No.13a

-----End of the Report-----