

Our Ref: **48 Prince of Wales Road, NW5 3LN**

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4D PLANNING™

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Design and Access Statement

The application site is a basement plus 2-storey terrace property situated on the north side of Prince of Wales Road. The property is a single family dwelling (C3). The property is not listed but is situated in the Inkerman Conservation Area.



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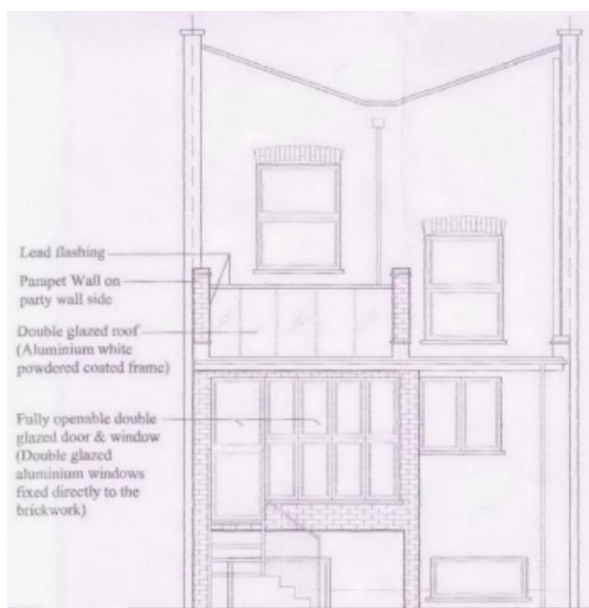
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Chartered Town Planner

The proposal is for an infill rear extension on the first floor of the single family dwelling. There is an existing full width rear extension on the ground and half width on the first floor with a roof terrace. These were approved in 1995. The current proposal is to extend the first floor extension to the side to be full width. The proposal has been designed to be subordinate to the main dwelling and will be flush with the existing rear extension at the rear and will extend up to the height of the existing extension.

The proposed extension will use matching materials to the existing property. A new skylight will be proposed to maximise natural light to the habitable space.

The extension will not impact on the neighbour's light or outlook and there will be no overlooking. The existing stairs to the garden will be replaced.

A similar application for a rear extension was refused in 2010 for a larger extension which was higher than the current proposal and with materials that were not sympathetic to the character of the terrace and of the conservation area. The current application is a big improvement to the previous scheme, and proposes matching materials such as timber framed windows/doors and matching brickwork.



Old planning application - rear elevation



Current planning application - rear elevation

The proposal includes a front porch extension similar to other properties along the terrace (see image below). The proposal has been designed to be sympathetic to the character of the street and to the character of the conservation area using matching materials to the neighbouring properties.



Proposed front elevation



Neighbouring front porch (50)

Application site (48)

Neighbouring front porch (46)

Neighbouring front porch (44)

The existing terrace at the rear is not uniform, there are various window types and sizes along the terrace. The new proposed infill extension will not be visible from public vantage points and will be a modest addition to the property. We believe the proposal is considered sustainable development and in keeping with the overall character of the area. The proposal will not impact on the amenity of neighbour's and will not harm the appearance of the terrace. The proposed extension is modest in size and provides good quality habitable space for the benefit of the occupants of the property. All new materials are to match the materials of the existing property and to be sympathetic to the character of the area.

The proposal complies with planning policy and planning guidance and should therefore be recommended for approval. If the planning officer does have any queries or concerns, we would like to request the possibility to address any concerns before the application is decided.