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**Homecraft Design Studios**

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# Design & Access Statement

**12 Ebbsfleet Road, NW2 3NA**  
**202105/12ER/GFR/DAS**

**Householder Application for Planning Permission for works or extension to a dwelling.**

**Town & Country Planning Act 1990**

## **Site**

12 Ebbsfleet Road, NW2 3NA. The property is not a listed building nor is it located in a conservation area. The property is located in a residential area.

## **Proposal**

“Ground floor side and rear extension”

The depth of the ground floor extension has been limited to 3m from the original rear wall of the property while the maximum roof height is 2.95m. The adjoining property, No. 10 Ebbsfleet Road, would not be negatively affected by the development as only 2.1m of the proposed extension would be visible from their garden. The extension is not large enough to have any effect on No. 14.

## **Architectural**

We believe the design will enhance the appearance of the property and surrounding area. The shape, size and height of the proposal does not affect or unbalance the appearance and character of neighbouring properties. The proposal does not detract from the amenity of neighbouring properties nor does it have a detrimental impact on the character of either the original property, street scene or wider area.

## **Access**

Access via the front of the property remains the same.

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## **Nature of material**

Any building materials to be chosen to match or complement the existing host property and not stay in character with the surrounding area. The materials are chosen to provide enough natural light and provide energy saving benefits.

## **Sound insulation**

Sufficient sound insulation provided. Provision made for noise protection to the surrounding area. It is considered that the proposal would not result in an undue increase in noise and disturbance.

## **Scale**

The scale of the proposal is that the overall character of the property remains suited to its residential setting. It is considered that the proposal would not have a detrimental impact on the character and appearance of the area or the visual and residential amenities of occupiers of surrounding properties.

We trust this statement provides the necessary information to enable you to register the application and recommend it for approval. If you require further information please do not hesitate to contact us using the details provided above.