



# PLANNING STATEMENT for 82a Malden Road, NW5 4DA

Document Reference: 02L238-L001 – Planning Statement

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This planning statement is prepared in support of the planning application for 82a Malden Road NW5 4DA. The application proposes the erection of a ground floor side infill and rear extension. It shall be read in conjunction with all submitted drawings and not as a standalone report.

The application site is not within a conservation area. The existing building is neither a listed building, nor is it designated as a heritage asset. The application site is not within a flood risk zone.

The design and layout of the proposed scheme has been carefully designed to ensure an overall positive impact on the appearance of the host building, the street-scene together with the wider area. It takes into consideration all planning guidance set out on the Supplementary Planning Document January 2017, and neighbouring precedent (i.e. windows and existing building lines).

The applicant building, 82a Malden Road, is a basement flat in three-storey terrace building situated on the East side of Malden Road. The property is currently split into multiple flats and is primarily surrounded by similar residential properties.

### Proposals:

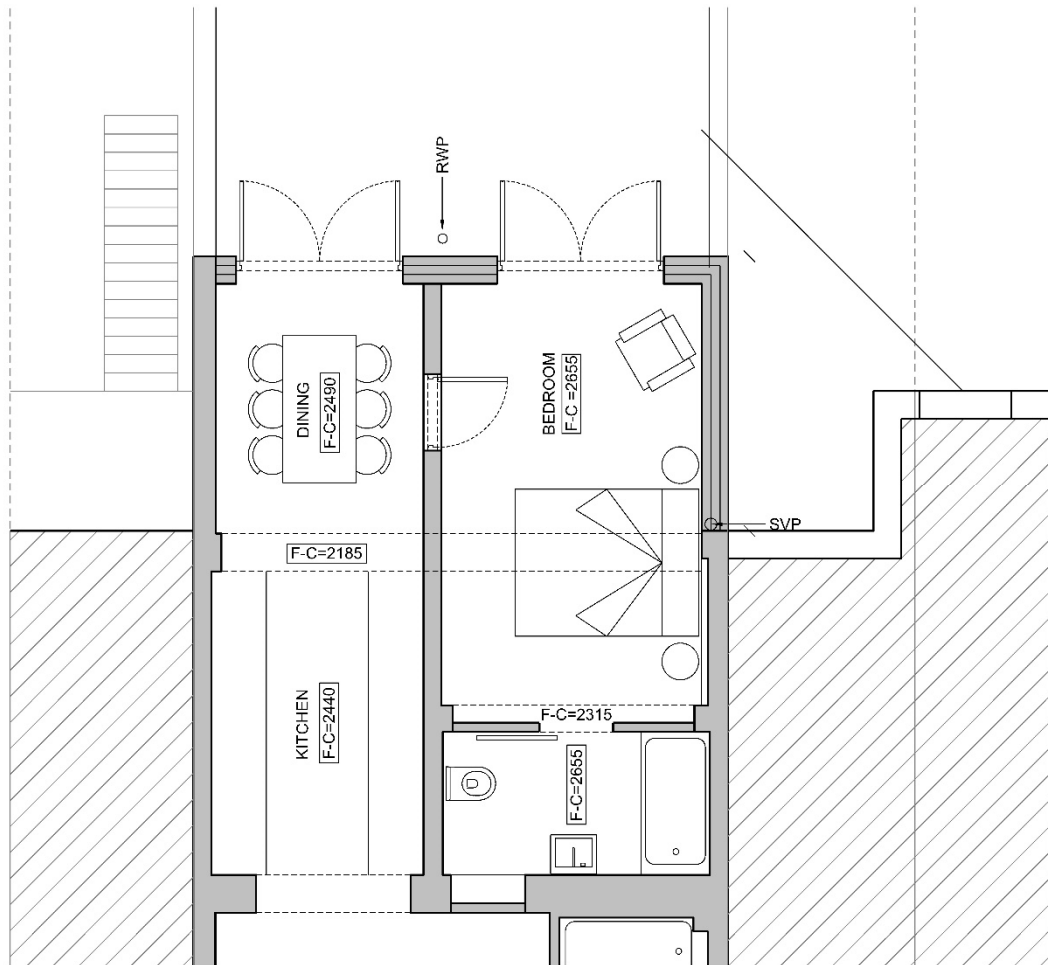
The proposals are for a ground side return and rear extension with a maximum height of 2.9m, along with a 3m rear extension from the existing outrigger. The extension would provide a much-needed spacious kitchen and dining that would be in keeping with the family's needs. The open plan would consist of a kitchen, family room and dining area with direct access to the rear garden.

The extension has taken into consideration the neighbouring windows. To avoid overshadowing the habitable room window, the roof has been lowered sufficiently to safeguard that the BRE standards are met.

In addition, to the ground floor rear extension an outbuilding to the rear of the garden is proposed. The space will be used as a storage/gym and office area ancillary to the main house. A similar use has been established at No.78 Malden Road.



No 78 Malden Road



Ground floor plan

In terms of the depth of the rear extension the applicant has opted to extend this by 3m to allow for a larger open plan that would contain the kitchen and dining room, as well as a bigger bedroom facing the garden. When considering the extent, neighbouring windows/amenities (daylight and outlook) were taken into consideration:

- No. 80 Malden Road has an extension with large rear doors and when applying the 45-degree outlook angles from the center of the doors, this would not affect their property. In terms of daylight and overshadowing, much like the side windows, BRE standards were considered and based on the above plan it is clear that the extension would not impact neighboring amenities.
- No. 86 Malden Road has an extension with a metal stair and the windows are recessed from the extension line; hence it would not affect their outlook or daylight intake.
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### Materials:

The extension would consist of a brick face finish to match the existing building and two large glass doors would be introduced to the rear elevation to allow access to and from the rear garden.

### Conclusion:

It has been demonstrated that the proposed development will not have a detrimental impact on neighbouring amenities. This has been achieved by designing an extension that meets the client's aspirations, whilst matching material and design features that are complementary to the character of the property and the local area.

