

Below: Street view from Grafton Crescent showing many roof terraces at first and second floor level.





Flat 2, 13 Healey Street – as seen from the rear of 13 Grafton Crescent – recently granted planning permission for roof terrace [2019/4129/P]

4.4 Layout

- The terrace would be accessed through a door which is situated on the first floor of the building.
- The terrace would not be used for habitable rooms.

5 EVALUATION

5.1 Overview

- The proposed terrace will not affect the existing street frontage.
- A large number of adjacent properties, including direct neighbours, have roof terraces on first, and second floor levels, which are similar or greater in size, and appear far more dominating, many have recently been given planning permission. Please see attached photos.
- Due to the varied inconsistent nature of the rear of nearby properties, including adjacent properties on the local list, additions to the rear would not be detrimental to the character of the street.

5.2 Design Approach

- The proposal will aim to enhance the property and will be in keeping with the character of the neighbourhood.
- Material use throughout will be consistent with the character of the area and the existing building.
- The terrace to the rear will be subservient to the principle facade of the building.
- The new outdoor space will provide much needed amenity space for the dwelling.
- The additions will be carefully designed to ensure it does not detract from the quality of the rear of the property.