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COVER LETTER

APPLICATION SITE:

18 Fairfax Rd,
London
NW6 4HA

INTRODUCTION:

The following document has been prepared by Extension Architecture to seek planning advice and support from Camden Council for the proposal at 15 Fairway Drive, DA2 6AR.

This application to determine if prior approval is required for a proposed rear extension under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class A.

The application site is located in a residential area where the existing rear of the building faces East and received good level of natural daylight.

DESCRIPTION:

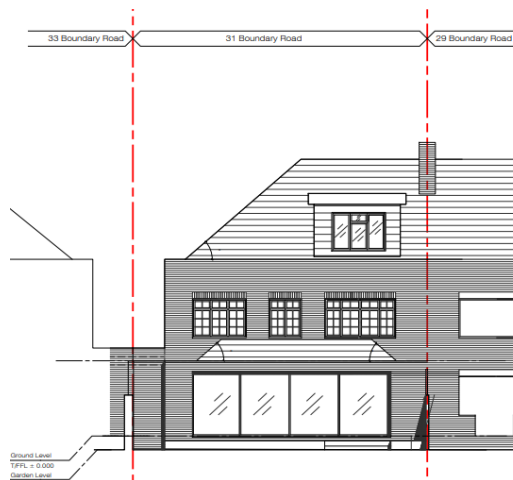
The notification relates to a proposed single-storey rear extension to a mid-terrace dwelling house extending 6m from the original rear wall through the demolition of the existing largely glazed conservatory.

The proposed addition contains an eaves height of approx. 2.5m with a maximum height of approx. 3.6m. The proposed materials would match with the existing redbrick of the host dwelling.

The width of the single-storey rear extension takes reference from the width of the original building.

PRECEDENT:

This application follows successful precedents in the area and it is within close proximity to recently approved Prior Notification 21/04942/HPA as noted below:



SINGLE STOREY LARGER HOMES EXTENSION:

- 31 Boundary Road London NW8 0JE– Application reference 96/00524/FUL APPROVED- 24th Aug 2021.
- Erection of a single storey rear extension 3.6m from the rear wall with an eaves height of 3m and maximum height of 4m.

ACCESS

No changes to the existing front access will be made. This property is an existing private house in single occupation and as such does not have any particular access requirements.

AREAS:

- Ground floor /original house/ - 65.5m²
- Ground floor /Original house +conservatory/ - 68.4 m²
- Ground floor /Original house + proposed extension/ - 81.2m²

Proposed increase – 15.7 m²

CONCLUSION:

This proposal seeks to determine if prior notification is required for the 6m single-storey rear addition.

The removal of the existing conservatory and replacement with a 6m rear addition seeks to reduce the existing level of glazing to improve the energy performance of the building and increase its building life.

The proposal satisfies the conditions, limitations and restrictions as set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development Order) 2015 (as amended).