

# 27 SOLENT ROAD, LONDON NW6 1TP

## PLANNING STATEMENT

### INTRODUCTION

The property at 27 Solent Road is not within Conservation Area, Special Area of Interest and is not listed. There are numerous examples of different sizes and styles rear extensions within the local area.

The site is situated in the middle of Solent Road.

This building is accessed from Solent Road.

### PLANNING PRECEDENTS

Similar applications are as follows:

30 SOLENT ROAD - GRANTED 08-04-2022

Erection of single storey wrap-around rear extension, roof extension at 2nd floor and alterations to the existing rear roof dormer.

4 GLENBROOK ROAD - GRANTED 02-03-2022

Erection of single storey wrap around infill rear extension.

6 GLENBROOK ROAD - GRANTED 27-05-2020

Erection of single storey rear / side extension

19 SOLENT ROAD - GRANTED 23-04-2019

Erection of single storey side/ rear extension; installation of 2 roof lights and alteration to existing rear dormer facade including provision of Juliet balcony.

2 GLENBROOK ROAD - GRANTED 24-02-2020

The erection of a single storey rear extension to the side and rear of the existing back addition.

29 SOLENT ROAD - GRANTED 02-05-2017

Erection of side infill extension and bi-folding doors in rear elevation.



Photo of arial view of local area, with 27 Solent Road labeled with a blue dot. All the red dots show properties with rear side extensions.

## DESIGN APPROACH

A small number of external changes are required to help make the house suitable for modern living. The proposed works have been carefully considered to ensure the proposal has as little impact on its surroundings as possible. The proposed works do not include any changes to the front elevation and therefore the streetscape is retained. All of the proposed works are to the rear, and therefore have little impact on the surrounding area.

## PROPOSALS

The proposed works are designed to modernise the existing property, without impacting the street scape or local vernacular. The proposed works cover the following:

### A SINGLE STOREY REAR SIDE EXTENSION.

To increase the usable space on the ground floor, we propose a single storey rear side extension, to replace the existing rear side extension. The property next door, no. 25 Solent Road, has a similar rear extension. The site already has a rear side and rear extension. The quality of the existing extension is unsuitable for modern living. Therefore, the proposal is to replace them. The height of the rear extension will be the same height of 2.6m at the boundary. The ridge height will be 3.7m. The height of existing rear extension eaves at the boundary wall between no. 27 and 29, is 2.445m. The height of the proposed rear side extension is 2.66m.

For the external material we propose to use a microcement by Ideal Works. The colour we will use is Acquamarina.

## A REAR DORMER.

A rear dormer has already been built. Our proposal is to add floor to ceiling height glass windows, to improve the amount of daylight into the house.

## CONCLUSION

The additions will be carefully designed to ensure it does not detract from the quality of the rear of the property.

Due to the varied inconsistent nature of the rear of nearby properties, these additions would not be detrimental to the character of the street.

The proposal will aim to enhance the property and will be in keeping with the character of the neighbourhood.

The scheme will not impact upon the character of the surrounding conservation area.

Based on the above information we believe the proposed design is in keeping with the local and national planning policies and therefore, should receive planning permission.



Photo of existing buildings from the rear of 27 Solent Road.





Photo of existing buildings from the rear of 27 Solent Road.



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