

# enabling

## PROJECTS

### TOWN PLANNERS

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## PLANNING, DESIGN & ACCESS STATEMENT 67A ABBOTSHALL ROAD, LONDON SE6 1SQ PROPOSED GROUND FLOOR REAR EXTENSION PLUS NEW PATIO HOUSEHOLDER APPLICATION

### 1. INTRODUCTION

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We act for **DNZ CONSTRUCTION & DEVELOPMENT LTD** of Unit 3b, Berol House, 25 Ashley Road, Tottenham Hale, London, N17 9LJ, who is the freehold owner of the above site. This Statement supports the Planning Application concerning the proposed ground floor rear extension plus new patio area to 67 Abbotshall Road, London SE6 1SQ (hereon called 'the Site').

The application submission is this **Planning, Design and Access Statement** dated 12 February 2021, plus **drawing nos. 012-01 to 15**.

### 2. THE SITE

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The subject of this Planning Application concerns a three bedroom flat on the ground floor of the Site. The ground floor is laid out as an end of terrace, 3 bedroom dwelling, with living room at the front, central bedroom and 2 bedrooms and a kitchen at the rear, with access to the rear garden.

### 3. THE EXTENSIONS: SCALE & APPEARANCE

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The proposal is that a new rear extension at ground floor level will be added full width, to replace the existing rear extension. It will have a width of 7.75 metres and a depth of 5m on the road side, with a curved wall to one side (3m deep here), with a proposed floor area of 31.5 sq.m.. With the previous extension of 27.12 sq.m., this gives an increase of 4.375 sq.m., which is a modest increase in size of the extension and one that will not cause amenity harm to next door.

The scale of the proposed extension will be subsidiary to the host building.



## 7. ALTERATIONS & EXTENSIONS SPD 2019

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The extension is 5m deep and therefore goes beyond the required 3m guideline in the Alterations and Extensions SPD. However, the guidance states:

**Deeper extensions may be acceptable for detached properties or on large plots. (Para. 4.2.3.)**

The proposal is end of terrace, meaning that on the road side there is no adjacent house, so it is acceptable to have it deeper on this side. This is especially the case that there is some space down the side of the building and that the plot is wider than No. 65. This is notwithstanding the fact that the existing extension has been there for many years and is 3.5m deep.

In addition, a curved wall feature has been provided on the side with No. 65, making it only 3m deep on that side. This will avoid any overbearing relationship or loss of light to the neighbours.

The guidelines state:

- **Extensions should not overlook or have an overbearing or enclosing effect on adjacent properties by way of their height, position or depth.**

This impact does not occur and the proposed extension, effectively of 4.375 sq.m., is acceptable.

In addition, the 45 degree test is set out at **para 3.3.15** of the guidance. The proposal meets the vertical and horizontal 45 degree line and is therefore acceptable.

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## 8. PLANNING POLICY

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Policy DM31 states:

### DM Policy 31

#### Alterations and extensions to existing buildings including residential extensions

1. Development proposals for alterations and extensions, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, and detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used, appropriately and sensitively in relation to the context. New rooms provided by extensions to residential buildings will be required to meet the space standards in DM Policy 32 Housing design, layout and space standards.
2. In addition, where it is necessary:
  - a. side extensions should normally be set back and down from the main building line to allow for a clear break between existing buildings and the new work in order to maintain architectural subordination to the original building
  - b. rear extensions will generally not be permitted where any part is higher than the height of the ridge of the main roof, or where the extension is not set back into the roof slope. Roof extensions on the street frontage of a building, particularly in a residential street will be resisted in favour of extensions to the rear of the building. Rooflights on the front roof slope of buildings should be considered in relation to the design of the dwelling and harmonise with the street-scene
  - c. residential extensions, roof terraces and balconies and non-residential extensions adjacent to dwellings should result in no significant loss of privacy and amenity (including sunlight and daylight) to adjoining houses and their back gardens. The requirements of DM Policy 32 should be referred to as appropriate. Residential extensions should retain an accessible and usable private garden that is appropriate in size in relation to the size of the property, and retain 50% of the garden area
  - d. additional or enlarged windows, doors and other openings, should be in keeping with the original pattern, and in the case of a roof extension should reflect the existing alignment of the windows. Replacement windows where controllable by the Council should closely match the pattern of the original windows. The repair of original windows will be encouraged
  - e. details of plant, pipework, fire escapes, lifts and other mechanical equipment including ducts and flues should be included within the initial planning application and be enclosed within the envelope of the building or, where that is impracticable, sited where they will have the least visual impact
  - f. the Council will consider proposals for building extensions that are innovative and have exceptional design quality where these are fully justified in the design and access statement.

This policy is complied with, in that a high quality design is achieved, local character will be protected and a good standard of amenity is maintained. In addition, the extensions represent good design and in this respect the proposal also complies with the **NPPF** and **London Plan (policies 7.4 and 7.6., plus D1-D6 of the 2021 version)**. It is contended that, because the development is of good design and it is a sustainable development, the development plan is accorded with.

## **9. SUSTAINABLE DEVELOPMENT ISSUES**

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The **NPPF** adds a '**presumption in favour of sustainable development**' (**NPPF**, Paras. 11-14). It is made clear that all developments that are sustainable and in accordance with the development plan should be granted planning consent '**without delay**'.

In respect of the presumption, it is contended that the proposed extension is sustainable and should thus be granted planning permission.

## **10. CONCLUSION**

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The scheme represents good design and a sustainable development, it being in overall compliance with the development plan, Government policy and with the relevant guidance.

There is therefore a strong case in favour of granting planning permission, subject to appropriate conditions (to be discussed between the agent and Case Officer).

**PETER D KYTE MRTPI**  
**ENABLING PROJECTS (TOWN PLANNERS)**  
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