

21 HASLEMERE AVENUE LONDON NW4 2PU

PLANNING, DESIGN & ACCESS STATEMENT

March 2021

1.0 Introduction

This Design and Access Statement is to accompany the planning application for single storey rear extension with a patio.

2.0 The Application Site

The building is not listed and not located within a conservation area. The house is in an area in which many of the houses have been altered in a similar way.

3.0 Design and Appearance

The house number 21 is a detached house, with a garage between the houses. It is constructed from load bearing brick with a roughcast painted rendered external finish to the walls and red plain tiles to the roof. The proposed extension will fit in with the architectural style of the house using bricks and rendered. The windows are positioned where they do not have a harmful effect on the amenities of neighbouring properties.

A previous planning application was approved on 8 February 2021 (Application No: 20/5999/HSE). That application allowed for part single, part two storey rear extension including removal of chimneys. Single storey side and front extension incorporating new front porch and bay window. Conversion of the existing garage into habitable room, insertion of window to replace the existing garage door. New side windows.

This application seeks planning permission for a 4.95m single storey rear extension.

4.0 Precedents of houses nearby

A number of houses in Haslemere Avenue (all of which were originally of the same design and size) have recently been granted permission for between 4.95m and 6m single storey rear extensions (in addition to side and first floor extensions very similar to that which has already been approved for this property). This application is therefore requesting approval for the same size rear extension as has recently been granted for a number of properties in the same road in very similar contexts. These includes houses numbered 9, 13, 22, 32 and 34 that were extended recently. Please refer to appendix B for map.

5.0 Impact on neighbours

The single-story extension being requested will extend slightly beyond the current rear elevations of the immediate neighbouring properties. It is requested that this be accepted as:

- **There is precedent for this with the immediate neighbours:** the neighbours' properties currently extend beyond the current rear elevation, on one side by 2.6m. Our proposed extension will extend less than this distance beyond the neighbours' rear elevations.
- **There is precedent for this on our street:** Other houses in the street as discussed above have been granted similar sized extensions beyond their neighbours' rear elevations (see for example houses 22, 32 and 34 in the same street)

- **There is precedent for this in law:** We are requesting less of a rear extension than we understand would be acceptable under a Prior Approval ground floor rear extension.

6.0 Site Photos

Please refer to appendix A

7.0 Conclusions

The proposed single storey rear extension would be subordinate to the main house dressed in matching materials having an acceptable in the street scene and due to its subordination would also sit comfortably within the site and respect the character of the house. In addition the scheme would also be respectful of the context of the surrounding area in close proximity to the application site. Also, there is a very strong precedent for this proposed extension with other houses in the same street.

Appendix A

21 Haslemere Avenue site photos



21 Haslemere Avenue front view



21 Haslemere Avenue rear view

Appendix B

Location map showing examples of between 4.9 and 6m single storey rear extension other in close proximity to the application site.

