

DESIGN & ACCESS STATEMENT FOR

ERECTION OF PART FIRST FLOOR REAR EXTENSION

Project: 85 RYDAL CRESCENT, PERIVALE UB6 8DZ

Project No.: 1075

Issue Date: APRIL 2021



1.0 INTRODUCTION

The proposal relates to erection of part first floor rear extension over existing ground floor extension.

This Design & Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the plans document.

2.0 SITE LOCATION & EXISTING PROPERTY



The application site located on north of Rydal Crescent and close to Western Avenue . The property is mid terraced sitting within the block of No 81-87 Rydal Crescent. The property is two storey with loft conversion including rear dormer render finish externally gone through recent refurbishment. The property granted following permissions.

Application ref: 170772CPL

Permitted Development – 28 Mar 2017

Rear roof extension, and installation of two roof lights to front roof slope (Lawful Development Certificate for Proposed Development).

Application ref: 170853PALHE Prior Approval Not Required – 23 Mar 2017

Single storey (Max 6.0m deep and Max 2.9m high) extension (42 day Prior Notification Process) following demolition of the existing rear extension and garden shed

Further to that the property also benefited with HMO licence.

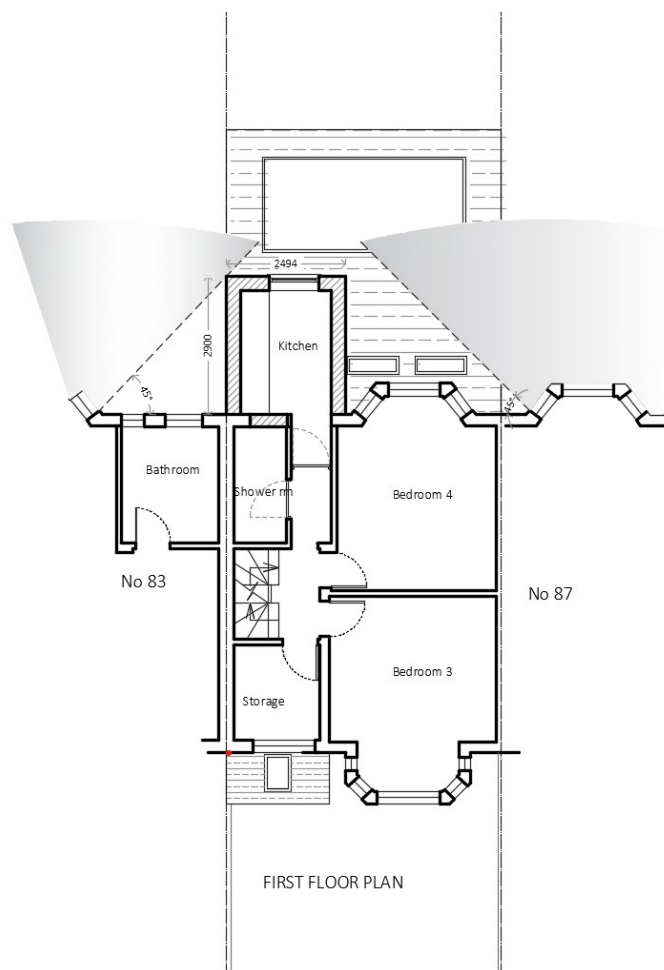
Internally the HMO property provides total 5 bedrooms, bathroom/shower room and kitchen on all floors.

In general the HMO property provides high standards specifications and facilities to the occupants.

At front paved area provides parking spaces for 2-3 cars. At rear the property provides storage shed and private amenity space for the occupants.

3.0 THE PROPOSAL

The proposal relates to part first floor rear extension. The extension will be located on existing ground floor extension.



The property in terraced block provides uniform repetition. Therefore all properties in this block have bedroom/habitable room on right side and bathroom on left hand side at first floor rear. Proposed extension will be 2.9m deep and 2.5m wide with hipped roof.

Ealing Council's Policy:

Ealing's Adopted 2004 Plan for the Environment / DCLG Direction 2007

Chapter Five Housing states:

5.9 Extensions and Alterations to Private Houses and Gardens

TABLE 5G

5. Two-storey extensions to the rear of dwelling-houses will be allowed where the Local Planning Authority is satisfied that there would be no loss of light to any habitable room of adjoining properties, or any overlooking in excess of that currently experienced from the existing rooms of the house to be extended.

Council clearly state that the main concerns will be loss of light to any habitable room of adjoining properties. Proposed extension will not encroach 45 degree line taken from edge of adjoining properties habitable windows.

No 87 have immediate habitable window, however the 45 degree line away from proposed extension therefore there will be no impact on this property.

No 83 have two bathroom windows immediately habitable room window is approx 2.7 metres distance from boundary line. The proposed extension will not projecting further than 45 degree line.

The extension walls will have matching render finish. The extension will have pitched roof with matching roof tiles with existing and set lower than main roof.

New extension will be utilized for additional facilities for existing occupants. New bigger kitchen will be provided within the new floor area.

4.0 SUMMARY

The development is for extension and provide additional floor are to HMO unit. The proposal is within the established residential area and is appropriate in terms of the character of the surrounding area and will have minimum impact on the host property. The appearance of the property will have minimum impact to wider locality and would not harm the visual or residential amenities of any neighbouring occupier.

The houses will be finished with high standard material and insulation to meet the Current Building regulation standard. The proposal will provides better facilities to existing HMO occupants.

In light of the above the Council are urged to grant planning permission.