

## **PLANNING STATEMENT**

### **SITE ADDRESS:**

43 AVONDALE AVENUE LONDON N12 8ER

### **PROPOSAL DESCRIPTION:**

ERECTION OF REAR EXTENSION WITH CONVERSION OF GARAGE

### **PLANNING & DESIGN STATEMENT:**

The application site semi-detached building. The proposal is for erection of rear extension with conversion of garage.

The area is characterised by two storey terraced and semi-detached residential properties. The existing property is not listed. The site is not located within a conservation area.

The proposal will provide a much-needed space to the occupants. It is our understanding that the extension at side of property will not affect the amenities of the neighbouring properties.

The property is situated within easy reach of many local amenities including schools, shops, super markets, places of worship, open spaces for social venues and transport options.

The proposal is sustainable and appropriate in the overall context of the area. It will contribute positively towards the overall betterment of the area in general and the site in particular.

### **IMPACT UPON NEIGHBOURING AMENITY:**

The proposal has been drawn considering the effects/elements on neighboring residential properties in terms of natural light, overshadowing, overlooking or overbearing to and found moderate as it is on rear of the property.

### **QUALITY OF ACCOMMODATION:**

The proposal will provide additional space to residential in terms of office and bath facility.

### **ASSESSMENT AND EVALUATION:**

The proposed development respects and enhances the character and appearance of the original building as well as the adjacent properties in terms of scale, massing and materials.