

**2 SOMERFORD WAY
LONDON
SE16 6QW**



Design & Access Statement

Demolition of existing conservatory and erection of a dormer window to the existing house. Erection of a two-storey extension to provide a 4-bedroom dwellinghouse with dormer windows.

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July 2021

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1.0 Introduction

1.1 It is proposed to create a new dwelling on the site by constructing a two-storey side extension with a rear dormer window.

1.2 It is also proposed to demolish the existing conservatory and to build a new dormer window in the rear roof slope of the existing house.

2.0 The site

2.1 The site comprises an end-of-terrace dwelling in a short terrace of three properties (see Fig.1 below). The house is a two-storey property with pitched roof front and rear dormers.

Fig.1 – Existing terrace group with the application site on the right hand side of the image.



2.2 The site has a large garden area to the side (see Fig.2 below) and therefore it is proposed to extend the existing terrace and build another property on this land.

Fig.2 – Image of the existing house showing the significant area of land to the side of the property.



2.3 The site is bounded to the rear by a park (Russia Wood Dockland) and views of the rear of the site are obscured by thick trees (see Fig.3below).

Fig.3 – Image showing the large park to the rear of the site.



3.0 Design

3.1 It is proposed to create a new dwelling on the site by constructing a two-storey side extension with rear dormer windows.

Fig.4 – Image showing the proposed elevation



3.2 The design of the new house is a continuation of the existing terrace. The main part of the new house is flush with the existing property with a two-storey side element that has been designed to appear as a subservient addition.

3.3 The mono-pitch porch element continues across the front of the house at ground floor level and the fenestration also replicates that of the existing house. These elements of the proposal ensure that the proposed house is an appropriate addition in visual terms.

3.4 The proposed two-storey subservient wing of the new house is similar to the development directly opposite the application site at no.1 Somerford Way which is shown in Fig.5 below.

Fig.5 – Image showing the side extension at no.1 Somerford Way directly opposite the application site.



3.5 It is clear from the example of no.1 Somerford Way, which completely fills this neighbouring site hard up to the boundary with the pavement, that the proposed development compares very favourably with established development as there is a large area of public open space to the side of the development that will soften it and allow it be readily assimilated with the public realm.

Rear elevation

3.6 The rear elevation will have flat-roof dormer windows on each roof slope. The flat roof dormer window is the subject of a permitted development (Certificate of Lawfulness proposed) application (LPA ref: 21/AP/2064).

3.7 Large flat-roof rear dormers are a feature of the area and so the development is in keeping with the established form of development. For example, in two of the roads adjoining Somerford Way (Victory Way and Vincent Close) there are large flat roof dormers (see Figs.6 & 7 below).

Fig.6 – Image showing presence of 3 large flat-roof dormers in Victory Way



Fig.7 – Image showing presence of a large flat-roof dormer in Vincent Close.



3.8 However, notwithstanding the presence of existing dormers in the vicinity of the application site, the most crucial point to consider is that **the rear of the site is not visible from the public realm** as it adjoins a large area of public open space (Russia Docklands Park) and there is a large bank of trees between the path that runs through the park and the rear of the application site (see Fig.3 above). Therefore, the rear aspect of the proposed development does not have an adverse impact on the visual amenity of the area.

Garden space

3.9 The existing house will have a garden measuring 33.27m² and the proposed house will have a garden of some 55.91m². Both houses will have sufficient garden space that is of a regular and usable configuration.

3.10 A recent approval of a new dwelling in the vicinity of the application site at 16 Victory Way (ref: 17/AP/4150 – approved 28/02/2018) for the '*construction of a self-contained three bedroom 3 storey family house*' adjoining the existing house, permitted 45m² for the garden of the existing house and 25m² and the proposed 3-bed house. This development is shown in Fig.8 below.

Fig.8 – Image showing the development approved at 16 Victory Way and the narrow triangular garden approved for this 3-bed family house.



3.11 The proposed 33m² garden for the 3-bed donor house compares favourably to the 25m² garden approved for the 3-bed at 16 Victory Way.

4.0 Access

4.1 The proposed house makes use of an existing path leading from the pavement to the side garden and therefore access arrangements are already in place.

4.2 For this reason, the proposed development does not raise any issues with access.

5.0 Planning standards

5.1 The proposed 4-bed, 6-person house has a GIA of 141m² and this greatly exceeds the National Space Standards and London Plan requirement of 106m² for a dwelling of this size.

5.2 Following the demolition of the existing conservatory at the donor house, the GIA of this 3-bed, 4-person house will be 89m² and this exceeds the National Space Standards and London Plan requirement of 84m² for a dwelling of this size.

