

8 Hill Close, London NW2 6RE Planning Statement



8 Hill Close is a detached 3 bedroomed single family dwelling house constructed in the 1930s. The house is not Listed, is not a building of townscape merit and is not located within a conservation area. The house is in its original state and has not been extended since construction.

Hill Close is a relatively short cul-de-sac wholly comprised of similar houses to number 8, most of which have been extended some quite extensively.

The application is for a 2 storey side extension with the first floor set back from the front façade and the pitched roof extension above set 0.5 metres below the original ridge line. In addition it is proposed to extend at the rear with a single storey addition projecting a modest 2.5 metres into the garden.

The design of the extensions is in line with the Council's policies for additions to dwellings and would have a negligible impact on neighbouring properties with no issues of overlooking or loss of daylight or sunlight.

The existing garden is quite large at 129m² and the resulting garden after the proposed rear extension would still be 103m² – well in excess of the Council's requirements for amenity space.

The existing garage would be demolished and incorporated into the house however the garage is of insufficient size to be able to accommodate a modern car. There is a single parking space on the drive in front of the house and this would remain.

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