

DESIGN & ACCESS STATEMENT

38 Nickelby Close, Thamesmead SE28 8LX.

1. Introduction

This Planning, Design and Access Statement has been produced to support application of a development of rear dormer window at 38 Nickelby Close, Thamesmead SE28 8LX.

The proposed has been carefully designed to ensure that there will be minimal or no impact to the local architectural appearance and character of the area.

2. Proposed Development

The principal motive for the proposed works is to improve the family's lifestyle by providing with lifetime home that meets the present needs as well as the future with:

- i) The construction of back dormer to provide a relative bigger bedroom for the existing occupier who has ongoing medical conditions.

Overall, the applicant aims to achieve a high standard of design and the following considerations have therefore been taken into account:

- i) The proposed extension is designed not to cause detrimental harm to local residential or visual amenity.
- ii) The proposal will not compromise the amenities currently enjoyed by the neighbouring properties.

The detailed drawings to accompany the application are:

- i) 38NC/PP/020A: Existing Drawings
- ii) 38NC/PP/021A: Proposed Drawings

3. Site Description.

The existing property is a 21/2 bedroom family house on 3 levels. With the only entrance door to the property at the ground level, the ground floor consists of the family living room and the kitchen. The first floor consists of a bedroom, a small box room and the family bathroom, while second floor consists of the loft room which presently is used as the Master bedroom. In addition, there is an ample size family garden to the rear of the property.

3. Application History

In 2020, due to the urgent need to improve the family living condition, there were two previous applications made on this property which were rejected. This application consist of the following:

- i) Certificate of Lawfulness (proposed) for the construction of a rear box dormer roof extension.

Unfortunately, the Prior approval application was refused on the ground of the reasons below:

“The application site does not benefit from permitted development rights as they have been removed by Condition 3 attached to Permission Ref:84/0562/F. As such, the proposal does not comply with Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)”.

4. The Case for Permission

Having the understanding that this application site does not benefit from a permitted development rights, a new planning application is submitted for planning application.

This planning application relates to:

- i) The construction of a rear box dormer to enlarge the existing bedroom and provide WC for the master bedroom.

There is an urgent need by the family to convert the existing property to a Lifetime Home for members of the family. The existing bedroom, used as a master bedroom is occupied by the elderly owner and occupier Mr Oniyide who has some ongoing medical conditions. He requires a reasonable and more comfortable space to allow him more movement in and around the room. This at the moment is not possible in the existing room, due to the pitched roofs on both sides of the room. This proposal of bigger dormer will allow him carry out his day to day tasks

With an attempt to provide and adopt an accessible and comfortable home within the existing property, the room is to incorporate a new toilet space for the master bedroom in the existing storage.

5. Design

Consideration has been given to the size of the dormer in order to keep the size to the minimum, in order to provide usable and comfortable living space for the existing occupier; thereby giving a better quality of living within a tight space.

The proposed extension and the dormer have been sensitively designed to respect the adjoining buildings. The proposal will maintain privacy, with all windows and doors opening into the garden. It is not designed to interfere or intrude neighbouring properties. The design is not overbearing for the site or existing landscape.

The proposed dormer construction is considered to be compatible with the character and appearance of the area, especially with similar loft conversions that have been approved and developed within the area in which it is located, providing matching walls, doors, windows and roof to existing ones.

The proposal would have no greater impact upon the surrounding area than any permitted residential paraphernalia

The proposal seeks to preserve and provide adequate daylight, outlook and residential amenity for host and neighbouring properties.

6. Access

The only access into the property is the existing house. The application does not propose an additional access into the extension. There would be no separate highway access or need to make any alterations to the existing access point.

The proposal does not affect the access or the parking spaces in any way of the surrounding. The proposal will not lead to any increase in traffic, therefore it is considered to be a sustainable use of the site.

7. Materials.

The materials proposed for use for the construction of the new dormer will reflect those used on many existing and other dormers in the locality. The front and cheeks of the dormer will be clad in vertical tile hanging in a colour to match the existing slate roof of the property. As the dormer is situated on the rear of the property it will not be seen from the street.

The dormer proposals have been designed to respect the area and the Royal borough of Greenwich character and its built environment.

8. Sustainability and making efficient use of land

The proposal would make efficient use of land by increasing the capacity of the existing property without causing harm to the neighbourhood. The proposed work will maximise the property potential and contribute positively to the quality of the inhabitant, without adding to the demand for infrastructure or services supplied by the council.

9. Conclusion

The relevant policies and the previous planning applications have been carefully consulted and taken into consideration to ensure that the proposal will have minimal impact to the local architectural appearance and character of the area.

To further support this application, the proposed is basically based on an urgent need on medical reason for the family.

In addition, we emphasise that the proposed works:

- Intend to extend the existing loft space into a bigger master bedroom with toilet and wash hand basin.
- Do not detract the appearance of the surrounding area.
- Integrate the dormer extension with the house by matching the materials of the house.
- Take into consideration the scale, materials and appearance of the existing house.
- The proposal makes efficient use of land, without creating overdevelopment on the site, whilst also ensuring a sustainable development is achieved. It is a “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.
- The sensitive and neat design ensures that the character of the existing surrounding buildings is not compromised and the scheme respects the surrounding townscape and is suitable for the topography of the area.
- The proposal would make efficient use of land by increasing the capacity of the existing property without causing harm to the neighbourhood. The proposed work will maximise the property potential and contribute positively to the quality of the inhabitant, without adding to the demand for infrastructure or services supplied by the council.

Overall, the enclosed application presents a scheme that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing and use of appropriate materials.

Lastly I hope I have been able to argue the case for an exception regarding this application. I trust you have all the information you need to make a prompt and positive determination. Should you require any additional details please do not hesitate to contact me.