

PLANNING STATEMENT

I. HERITAGE STATEMENT

NA

2. PARKING

Parking is to remain unchanged.

3. TREE/SHRUBS

No trees or shrubs are to be affected by the proposed works.

4. PROPOSED WORKS

4.1 LOFT EXTENSION

The existing ridge line is to be raised 450mm in line with the adjoining property No 297. A full width dormer is proposed to the main roof along with a 2nd dormer over the existing outrigger. Both dormers are to match in height and depth to adjoining dormers No 297. To the rear of the outrigger is proposed a small roof terrace with 1.7m high slatted fence to all sides to protect neighbours privacy.

The new loft is to include a master bedroom with small ensuite along with a utility room and study to the out rigger.

Whilst the existing roof is clad in cement tiles the proposed dormers and front roof are to be converted to slate. This will mirror the adjoining property (No 297) and allow for a more consistent finish.

4.2 REAR EXTENSION

The existing rear 'outhouse' (WC) along with the small rear conservatory is to be demolished to make way for a new rear extension. The new rear extension will match the depth of the existing 'outhouse' (1320mm deep). The proposed brick is to match the existing London brick with single struck coping stone to the top parapet.

5. RECENT PLANNING HISTORY AND PLANNING PRECEDENT IN THE AREA.

A number of nearby properties have recently had planning approved for raising the roof ridgeline (please ref to No 287 Ivydale Rd- 21/AP/1613, and No 297 Ivydale Rd- 18/AP/1791).

There are a number of other properties within Southwark which have been granted planning consent for similar loft extensions (raising ridge line) and further details can be provided on request. Also, it should be noted that No 287 Ivydale Rd (21/AP/1613) was also granted planning consent for an identical roof terrace to the proposed roof terrace at No 295. There are a number of other properties within Southwark which have been granted planning consent for similar roof terraces and further details can be provided on request.

6. PRIVACY

All proposed windows for both loft and ground floor rear extensions will have minimal impact on neighbouring properties.

The proposed loft roof terrace is to be hidden behind a slatted fence (1.7m) which will obstruct views to neighbouring properties.

7. ACCESS

NA