

OCC, Building  
A, 105 Eade  
Road, London  
N4 1TJ

**Email:** info@eadeplanning.com  
**Office:** 020 8150 1820  
**Mobile:** 07815 794 958

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

## **Planning Statement**

**For the**

**“Erection of a rear ground floor extension at No.157 and a joint first floor extension at No’s 157 & 159”**

**LAND AT**

**157-159 Great North Way, London, NW4 1PP**

**BY**

**SHULEM POSEN**

**Eade Planning Ltd**

**May 2022**

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## Introduction

1. This is an application for the Erection of a rear ground floor extension at No.157 and a joint first floor extension at No's 175 & 159.
2. The application follows two planning permissions granted on appeal for ground floor rear extensions. APP/N5090/D/21/3284601 dated 3 March 2022 and APP/N5090/D/21/3284605 dated 10 May 2022.
3. Appeal decision letter APP/N5090/D/21/3284601 granted planning permission for a ground floor extension with a depth of 8m.

## The Site

4. The properties lie on the north side of the A1 Great North Way. The properties are accessed by a trunk road running alongside the A1 running from Greenlands Lane and Ashley Lane.
5. The properties form one of three pairs of semi-detached pairs of houses sitting between various blocks of flats of various shapes and sizes.
6. The properties have been extended with various large extensions and outbuildings. The neighbouring property No.159 has been extended at the rear by a ground floor extension measuring 10m in depth in what appears to be a rear flat. At No.155 there is a very large rear garage building sitting on the boundary with No.157 the subject property.

7. The properties have very large rear gardens. There are no residential properties to the rear of the property which backs on to the fields of the Hendon Rugby Football Club.
8. Below is a birds view of the site.



9. The properties have a deep front garden and is set back from the street some 2.5m more in comparison to its neighbouring semi-detached pairs.
10. The front garden includes a drive way with ample space to park two cars accessed by an existing dropped curb.

## **The Proposal**

### The Ground floor extension

11. This application effectively seeks planning permission for the addition of a joint modest first floor rear extension to No's 157 and 159. However, given that the approved ground floor extension at No.157 has as not been implemented, the proposal description includes the ground floor element. It is however clear, that upon considering the merits of this application, only the addition of the first floor element must be considered.

### The first floor extension

12. In fact, given the extent of the existing ground floor extension at No.159, and the approved ground floor extension at No.157, the proposed first floor extension will act as a buffer between the main house and the large ground floor extension.

13. The proposed first floor extension will not encroach the 45 degree angle from any neighbouring windows and will therefore, have no detrimental effect on neighbouring amenities.

14. See aerial view below.



### **Conclusion**

15. The proposal will provide additional living space for both properties.

16. The proposed extensions will have no detrimental effects on the host, neighbouring, and surrounding properties.

17. Having regard to all the above, the Local Planning Authority is respectfully asked to grant planning permission for what is considered sustainable development.