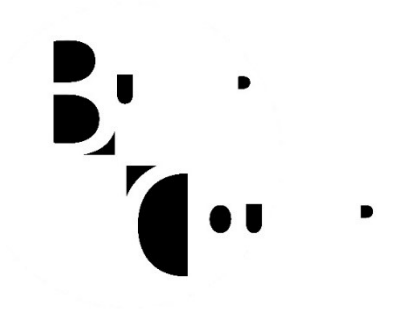


## BRIEF PLANNING STATEMENT

---



BULMER + COUNTER ARCHITECTS

e: [hello@bulmerandcounter.co.uk](mailto:hello@bulmerandcounter.co.uk)

### SITE ADDRESS

36 SWANNELL WAY  
LONDON  
NW2 1FB

## 1.0 PROJECT

This is a Householder planning application for a single storey rear extension, conversion of an existing integral garage into a habitable room, insertion of a window to replace the garage door and relocation of the front entrance door.

The property is a three-storey, semi-detached family dwelling.

## 2.0 CONTEXT – PHYSICAL & PLANNING

2.1 The property is located on the west side of Swannell Way, which is to the north of Cricklewood.

2.2 The property has no previous planning history.

2.3 Building work was completed in 2017; it is a part of a larger development, with a number of other properties being similar in nature. Permitted development rights were removed at the time of development permission (under application reference H/02747/14).

2.4 There are various recent and local precedents for the proposed work, each relating to the same type of property, including:

*21/0114/HSE – 20 Swannell Way - Single storey rear extension and integral garage conversion*

*21/1370/HSE – 22 Swannell Way - Single storey rear extension and integral garage conversion*

*21/3484/HSE – 8 Swannell Way – Single storey rear extension and integral garage conversion*

*20/1081/HSE – 14 Swannell Way – Integral garage conversion*

2.5 The photos below illustrate the existing property and its context:





1. Aerial map



2. Aerial Map



3. Aerial View





4. Aerial View



5. Frontage



6. Rear view



### **3.0 THE PROPOSED WORK**

The proposed work consists of a single storey rear extension, conversion of an existing integral garage into a habitable room, insertion of a window to replace the garage door and relocation of the front entrance door.

#### **3.1. FORM, APPEARANCE, MATERIALS & SCALE:**

Rear extension:

The proposed single storey rear extension would be built wholly within property boundaries.

Masonry walls will be in brickwork to match existing.

The rearward projection is 3.0m.

Parapet walls would enclose a flat roof of 2.6m eaves height.

Parapet cappings and bifold door frames would be powder-coated to match the colour of existing fenestration and cladding details.

Garage:

The proposed converted garage area would provide valuable living space at ground floor level.

Brickwork used to partially infill the garage door opening would match existing.

The proposed window partially infilling the garage door opening would match existing windows in colour and profile.

#### **3.2. PARKING:**

The existing driveway would continue to provide one car parking space.

#### **3.3. STREETScape:**

The proposal would have a minimal impact upon the streetscape, and would sit comfortably within the existing street-scene, which includes similar garage conversions.

### **4.0 REFERENCE TO PLANNING POLICY:**

The proposed single storey extension depth (3.0m) is in keeping with Barnet's Residential Design Guide SPD (2016) which indicates that a depth of 3.5m is considered acceptable for a single storey extension to a semi-detached dwelling.

The proposed extension would be subordinate to the property and would not harm the character and appearance of the host building, site or surrounding area.

The proposed extension would accord with Local Plan Policies DM01 and DM02.

The proposed replacement of the garage door and relocation of the front entrance door would not be materially harmful to the existing dwelling, the streetscene or the wider area. It would accord with the RDG SPD (2016)

The precedents referred to above were assessed in respect of effects upon highways and parking. It was considered that there was sufficient on street parking capacity in the area to accommodate the loss of a parking space, therefore complying with DM17.

## **5.0 ACCESS AND AMENITY**

The property is likely to remain a private dwelling in perpetuity.

The proposal would not affect access to the property.

The proposal would benefit the amenity of the property as used by the applicant and family, by providing added living accommodation at ground floor level.

The proposed extension would not detrimentally affect the quantity or quality of amenity space associated with the dwelling. The other precedents referred to above have been considered to provide an acceptable balance of indoor-outdoor space and to comply with Policy DM01.

## **6.0 TREES & LANDSCAPING**

No trees or shrubs would be affected by the proposals.

## **7.0 SUMMARY**

The proposal is acceptable within the character of the existing dwelling and the wider vicinity.

It would have no adverse impact on the amenities of neighbouring properties, or highways or parking.

The proposal is for practical purposes identical to the immediately local precedents at nos. 8, 20 and 22 Swannell Way as referred to above.

Accordingly, we trust that this application may be viewed favourably.

