

August 2022

Design Statement



Proposal: Erection of first floor rear extension. Insertion of rear and side dormers to facilitate loft conversion.

25 Princes Park Avenue, Golders Green, London NW11 0JR

Introduction

This planning statement has been produced on behalf of Mr Leichtag. It is intended to support a planning application for the erection of a first floor extension with changes to the roof and conversion of the loft space.

Site and Surrounding Area

This application relates to a detached two storey dwellinghouse on the eastern side of Princes Park Avenue. The application site is a large double bayed two-storey detached property opposite the junction with Leaside Crescent. The property is bordered on both sides by similar two storey detached properties. To the rear of the site, the property backs onto the plot of land belonging to the high riser block of flats, known as James Close, located just off the Woodlands. The application property is a single-family dwelling house.

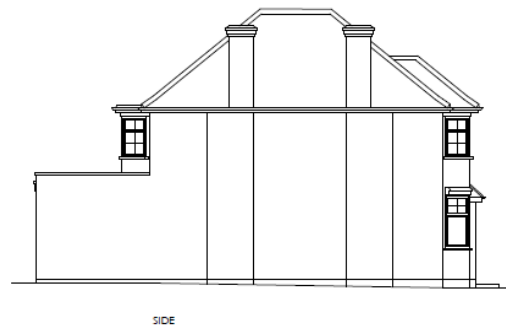
The surrounding area is predominantly residential in character. The prevailing housing tenure along Princes Park Avenue is large detached and semi-detached two storey single family dwellinghouses. The street has a range of different roof forms with many of these featuring prominent loft conversions. The property is not a listed building nor is it located within a conservation area. The site is not located within a flood risk area.

Planning History

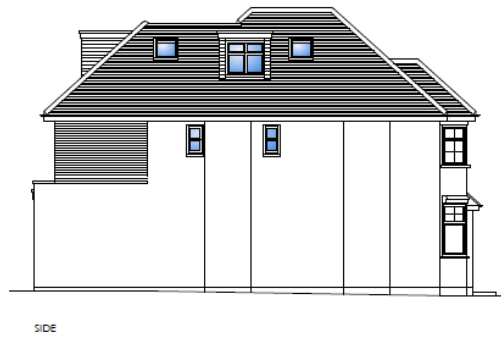
- 20/5210/HSE Roof extension involving rear and side dormer windows, two front facing rooflights – refused and dismissed on appeal
- C04923D Full Planning Application for a First floor front extension and single storey front extension. Approved 14-Dec-1988
- C04923C Full Planning Application for a First floor front extension. Approved 20-April-1988
- C04923B Full Planning Application for a First floor front and rear extensions. Refused 2-March-1988
- C04923A Full Planning Application for a First floor rear extension. Refused 10-April-1986
- C04923 Full Planning Application for Erection of single-storey rear extension. Approved 6-May-1974

The Proposal

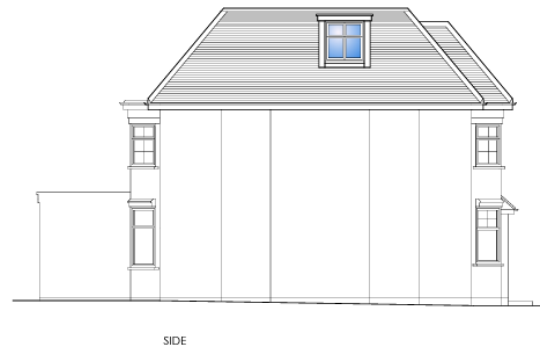
The proposal seeks planning permission for a first floor rear extension with the roof form to be extended over. Two modest dormers are proposed at the rear as well as two small dormers on each side. In the previous application in 2020, which was refused, the proposed roof was found by the Inspector to be too bulky. See below, existing, proposed and previously refused elevations.



Existing elevations

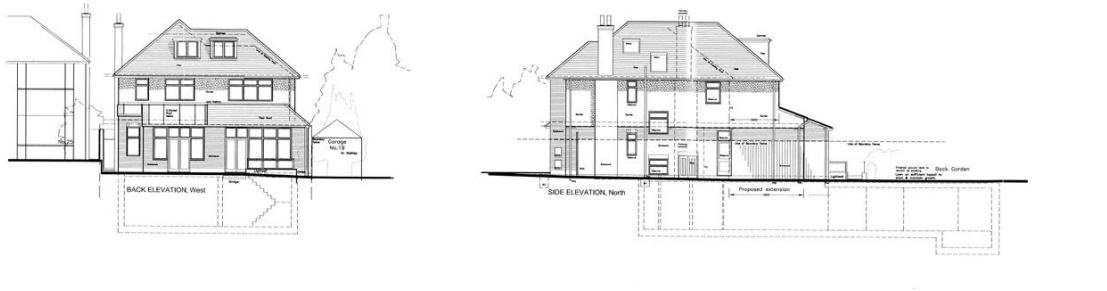


Proposed elevations



REFUSED elevations

This property seeks to mirror what has been achieved at the neighbouring property (23). That was granted in 2011 but serves to identify the character of the street. See below elevations which show a roofslope of the same angle as the current proposal.

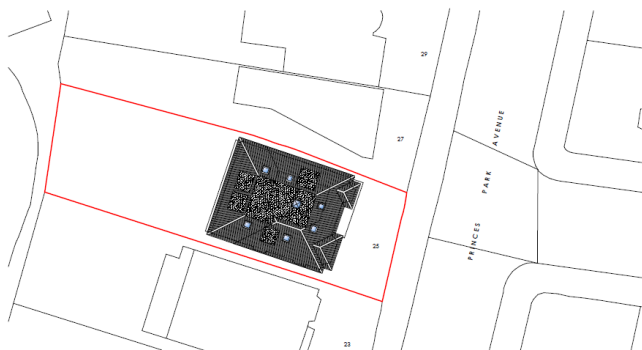


The neighbouring property at number 27 has a steeper crown type roof see below.



Google street view image of the crown roof loft conversion at the neighbouring houses. No.23 to the left and no.27 to the right

When looking at the house on the plot, this resultant property will end at the same point as both neighbouring properties. The photos below show how far the current neighbouring properties protrude beyond the application site:





Looking from application site garden towards 23 PPA



Looking from application site towards 27 PPA.

Conclusion

The proposed extensions bring the property in- line with the neighbouring plots. It is well designed and in keeping with the streetscene. There are no negative amenity impacts from the proposal and the changes will have no effect on the streetscene.

We trust that you will find this proposal acceptable and grant approval accordingly. Should you require any further information, please do not hesitate to contact me at info@eatownplanning.co.uk or call us at 0330 221 0449.

EA Town Planning LTD