

SUPPORTING STATEMENT



Reference: **2250**

Appellant: **Mr K Wegrzynek & Mrs A Szmurlo**

Address: **24a Highlands Avenue, London W3 6EU**

Date: **24 August 2023**

- 1.1 This Supporting Statement has been prepared by Just Planning on behalf of Mr K Wegrzynek & Mrs A Szmurlo to support an application for the erection of a rear dormer roof extension with a roof terrace at 24a Highlands Avenue, in Acton.
- 1.2 The applicants already have planning permission for the rear dormer roof extension – it was granted consent under planning reference: 231253FUL on 30 May 2023. The submitted plans for the current application show the same dormer, but with the creation of a roof terrace immediately outside the dormer.
- 1.3 The applicants have decided to submit this application after the council very recently granted planning permission for a similar terrace at 28A, just two doors up from the application site, under reference: 231366FUL.
- 1.4 The applicants have therefore designed their terrace to match pretty much exactly what was approved at number 28a.
- 1.5 In assessing the application at number 28a, the case officer decided that:

The roof terrace would be set back 5.8metres from the rear wall and tucked behind a chimney stack, as well as set in from both side walls by at least 0.2m, as such it would not be overly visible from the surrounding properties. The obscure glazing balustrade would have a reasonable height of 1.5m and as such is not considered to appear excessively prominent as the terrace has an acceptable rear projection of 4.2m.
- 1.6 The officer's report went on to point out that similar terraces have been approved at numbers 11a (P/2006/4694) and 9a (P/2013/1529) Highlands Avenue.
- 1.7 While number 28a is midway along the terrace, the application property is at the end, meaning that a small part of the rear is visible from the street, as shown in the image on the next page. However, it can be seen from the image that very little of the terrace would be visible and it would be at some distance and at an awkward angle. The terrace would not be so visible that it would be prominent or appear visually harmful.



- 1.8 In any case, the council recently approved a terrace at 29 Nemoure Road (reference: 216664FUL). The rear of this property adjoins Highlands Avenue and it too is in a corner location. The case officer commented as follows on the terrace:

The roof terrace would be set up from the eaves by 0.37m and set in from the rear gable by 0.5m with height of the obscure glassed balustrade 1.6m in height from the tiles. At the highest point. The chimney would be retained.

The material of obscured glazing would be acceptable as it will be light weight in nature and would retain the overall quality of the roof slope in the elevation most visible from the Highlands Avenue street scene.

- 1.9 In the applicants' view, these two approvals set clear support for a similar development at their property, and they respectfully request that their application be recommended for approval.



This document was prepared by Just Planning.

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