

76 Bell Lane
Hendon
NW4 2AE

03.11.2023

Planning Statement for Ground Floor Rear Extension

Project Overview:

This planning statement is submitted in support of the proposed ground floor rear extension at 76 Bell Lane NW4 2AE.

The project aims to create an additional living space and enhance the functionality of the existing dwelling. The total proposed area for the extension is 27.20 square meters.

Compliance with Regulations:

The proposed building is not within a conservation area, ensuring it does not conflict with any conservation regulations.

The property in question is not a listed building, and therefore, the proposed extension does not impact any listed structures or their historical significance.

Materials Matching: All materials used for the extension will be carefully selected to match the existing property's aesthetics, ensuring harmony in design and preserving the character of the neighborhood.

Design and Aesthetic Considerations:

The design of the rear extension has been carefully considered to blend seamlessly with the existing structure and the surrounding environment. Features include:

Roof Design: The extension will have a flat roof to match adjoin building, and it is not visible from the front street.

Materials: High-quality materials, such as brickwork, roofing tiles, and windows, will be chosen to ensure the extension harmonizes with the original property.

Glazing: Large, energy-efficient windows and bi-fold doors will be installed to maximize natural light and create a strong connection to the outdoor space.

Impact on Neighbours:

The proposed extension will not result in any loss of privacy, overshadowing, or negative impact on neighbouring properties. It has been designed to minimize any potential disruptions during construction.

Community Benefits:

The rear extension will provide additional living space, which will improve the overall living conditions for the residents while also increasing the property's value, which is beneficial for the local housing market.

Conclusion:

In summary, the proposed ground floor rear extension at 76 Bell Lane NW4 2AE is compliant with local regulations, respects the character of the neighborhood, and provides additional living space without causing adverse effects on neighboring properties. The use of materials that match the existing property ensures the visual integration of the extension. We kindly request that the planning authority considers our application favourably.

Should you require any further information or wish to discuss the proposal in more detail, please do not hesitate to contact us.

Yours sincerely,
MSc. Arch. Lutfi Vala