



Planning Permission, Architecture Designs & Structure Consultants

PLANNING STATEMENT

SITE ADDRESS:

2 DORCHESTER GARDENS, NW11 6BN.

Dated: 13-12-2023

PROPOSAL DESCRIPTION:

ERECTION OF TWO STOREY SIDE, TWO STOREY REAR PART SINGLE STOREY REAR EXTENSION AND EXTENSION TO ROOF INCLUDING TWO REAR DORMERS , FRONT ROOFLIGHTS TO FACILITATE A LOFT CONVERSION INTO A HABITABLE SPACE.

PLANNING & DESIGN STATEMENT:

The application site is a semi-detached building. The proposal is for erection of two storey side, two storey rear part single storey rear extension and extension of roof including two rear dormers ,front rooflights to facilitate a loft conversion into a habitable space.

The area is characterised by two storey semi-detached residential properties. The existing property is not listed. The site is not located within a conservation area.

The proposal will provide a much-needed space to the occupants. It is our understanding that the extension will not affect the amenities of the neighbouring properties.

The property is situated within easy reach of many local amenities including schools, shops, super markets, places of worship, open spaces for social venues and transport options.

The proposal is sustainable and appropriate in the overall context of the area. It will contribute positively towards the overall betterment of the area in general and the site in particular.

It is pertinent to mention here that due to its unique location, proposed development will not spread any obtrusive effect and will form sympathetic to the design and character of the existing building.

IMPACT UPON NEIGHBOURING AMENITY:

The proposal has been drawn considering the effects/elements on neighbouring residential properties in terms of natural light, overshadowing, overlooking or overbearing to and found moderate as all windows are opening to rear on its property.



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BARNET COUNCIL 'S POLICIES:

Barnet Council's UDP states that

:Policy H16 – Residential Development – Character

New residential developments should harmonise with and respect the character of the area within which they are situated and should:

- Be well laid out in terms of access, car parking and landscaping;
- Provide and preserve adequate daylight, outlook and residential amenity;
- Provide a safe and secure residential environment;
- Maintain privacy and prevent overlooking; and
- Provide adequate levels of private garden or amenity space.

The proposed scheme would complement the existing house using matching proportions and materials and would not adversely affect the amenity of surrounding houses, including sun lighting, day lighting, privacy and outlook. .

The UDP also states that:

Policy H27 – Extensions to Residential Property

Extensions to houses and detached buildings within their grounds must harmonise with existing and neighbouring properties, maintain the appearance of the street scene and have no significant adverse effect on the amenity of neighbouring occupiers. They should be in keeping with the scale, proportion, design and materials of existing and neighbouring properties.

As discussed above there will be no loss of amenity space or reduction in the size of the extensive gardens. The character and scale of the house would be maintained.

QUALITY OF ACCOMMODATION:

The proposal will provide an additional space to residential in terms of kitchen and dining room and extension to the existing bedrooms.

ASSESSMENT AND EVALUATION:

The proposed development respects and enhances the character and appearance of the original building as well as the adjacent properties in terms of scale, massing and materials.



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RECENT SIMILAR APPROVED PROJECTS:

18 DORCHESTER GARDENS NW11 6BN.
Ref No: 15/04293/HSE-APPROVED

12 DORCHESTER GARDENS NW11 6BN.
Ref No: F/04931/14-APPROVED

16 DORCHESTER GARDENS NW11 6BN.
Ref No: F/01418/13-APPROVED

CONCLUSION

We believe that the proposed alterations are non-invasive to avoid affecting original and the revised side dormer window follows the precedent of many other houses in Dorchester Gardens and surrounding streets.

