



Planning Permission, Architecture Designs & Structure Consultants

PLANNING STATEMENT

SITE ADDRESS:

2 DORCHESTER GARDENS, NW11 6BN.

Dated:13-12-2023

PROPOSAL DESCRIPTION:

ERECTION OF EXTENSION OF THE EXISTING GARAGE.

PLANNING & DESIGN STATEMENT:

The application site is a semi-detached building. The proposal is for erection of extension of the existing garage .

The proposal will provide a much-needed space to the occupants and additional storage and garage facility. It is our understanding that this additional facility will not affect the amenities of the neighbouring properties.

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

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 neighboring 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.

QUALITY OF ACCOMMODATION:

The proposal will provide an additional space to residential in terms of storage and garage.

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 material.



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