

2a Strathmore Gardens – Rear extension and dormer roof extension

DESIGN & ACCESS STATEMENT
FULL PLANNING APPLICATION

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SUBMITTED DRAWINGS LIST

162 SVY 00 LOCATION PLAN

162 SVY 01 SITE PLAN AS EXISTING

162 SVY 05 GROUND FLOOR PLAN AS EXISTING

162 SVY 06 FIRST FLOOR, LOFT AND ROOF PLANS AS EXISTING

162 SVY 10 ELEVATIONS AS EXISTING

162 SVY 20 SECTIONS AS EXISTING

162 PP 01 SITE PLAN AS PROPOSED

162 PP 05 GROUND FLOOR PLAN AS PROPOSED

162 PP 06 FIRST FLOOR, LOFT, AND ROOF PLANS AS PROPOSED

162 PP 10 ELEVATIONS PROPOSED

162 PP 20 SECTIONS AS PROPOSED

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1.0 INTRODUCTION

This application seeks permission for the erection of a single storey rear garden extension, and for a second-floor dormer window extension at no 2A Strathmore Gardens.

Permissions for a single storey rear extension were granted in 2005 (C05637D/05) and in 2011 (F/04967/11), but building work was not carried out at those times.

The proposed rear extension extends to the rear by 3m and is 3m in height, and has finishes matching the host build; the subject site qualifies for permitted development.

A dormer roof extension is also proposed. The proposal is to raise the hipped roof at the side of the house adjoining 2B Strathmore Gardens, so that it forms a gable-end to enable the installation of a full width rear-facing dormer window. The existing attic space will thereby be enlarged to accommodate an additional bedroom, bathroom and storage area.

2.0 LOCATION

The subject site is in the West Finchley ward of Barnet Council. It is not within a conservation area, or an area covered by an article 4 direction or other designations that exclude permitted development rights.

2A Strathmore Gardens is a two storey-storey terraced house located near the end of a terrace of houses. The end of the terrace is occupied by the neighbouring house at no. 2B Strathmore Gardens, which also has a hipped roof, constructed as a lean-to onto no. 2B. The houses in the terrace have a consistent appearance and are typical of building types developed from the 1940s onwards.



Figure 1. Showing Terrace of houses with 2a Strathmore Gardens one house in from the end of the terrace

3.0 PLANNING HISTORY

Permissions at no. 2a were granted as follows:

2005 Single storey rear extension (C05637D/05)- Status granted

2011 Single storey rear extension (F/04967/11) - Status granted

4.0 PLANNING CONTEXT

Number 2A Strathmore Gardens is part of a development of terraced two storey houses with ceramic tiled roofs, and white rendered elevations dating from the post-war period, including Hervey Close, Cadogan Gardens and Claigmar Gardens arranged in a rectangular configuration. These are therefore the wider context for the current proposals (see figure 2).



Figure 2. Showing the wider context of subject terrace

In addition to the previous permissions granted at no. 2A, the terrace of houses to which it belongs has seen dormer roof extensions granted at no's 10, 16, 20, 24, 28 and 30. Permissions have also been granted for rear garden extensions at no's 10, 16, 20, 24, 26, and 28.

End of terrace roof extensions where a hipped roof has been converted to a gable-end to accommodate a full width rear dormer extension, as proposed here, have been permitted at 28 Cadogan gardens (19/3496/192) and at 60 Hervey Close (20/5614/192 and 22/00136/AREF). See figures 3 and 4.



Figure 3 and 4, showing hip to gable +Dormer extensions at 28 Cadogan Gardens (left) and 60 Hervey Place (right)

There are therefore clear precedents for the principle of extensions in these positions relative to the host buildings.

The narrower context for these proposals is the immediately neighbouring houses at numbers 4 and 2b.

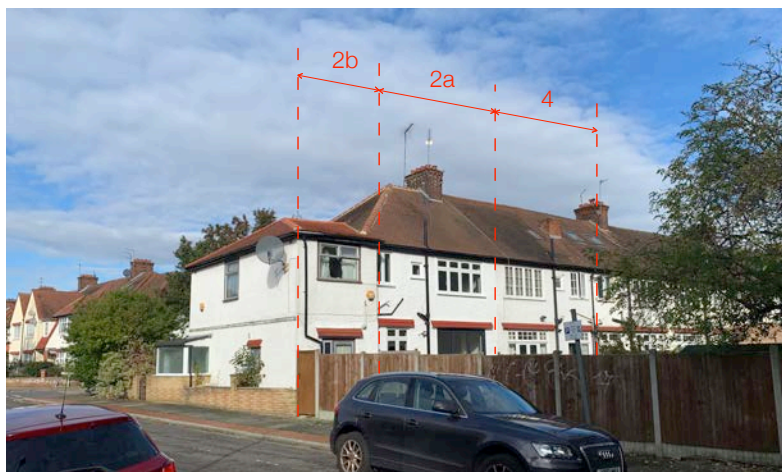


Figure 5, showing the rear of the neighbouring properties at no. 2b and no. 4

5.0 DESIGN

5.1 HIP TO GABLE AND REAR DORMER EXTENSION

It is proposed that the existing attic storey be converted to accommodation. This is to be achieved by raising the party wall with number 2B so that the existing hipped roof is converted to a gable end. This will allow for a full width dormer window to be inserted into the rear-facing roof slope.

The new gable-end is to be rendered and painted white to match the existing house and those of the locality. The dormer window is to be clad in ceramic tiles matching those of the other dormer roof extensions along the street.



Figure 6. Showing rear elevation as existing (left) and as proposed (right)

5.2 REAR GARDEN EXTENSION

The proposed rear garden extension is to extend 3m to the rear, and to have a height of 3m. It will occupy an area of 18.3 sqm in a garden of 65 sqm, or 28% of the existing garden, and will be constructed in a white rendered finish to match the neighbouring houses. It therefore complies with the requirements for permitted development.

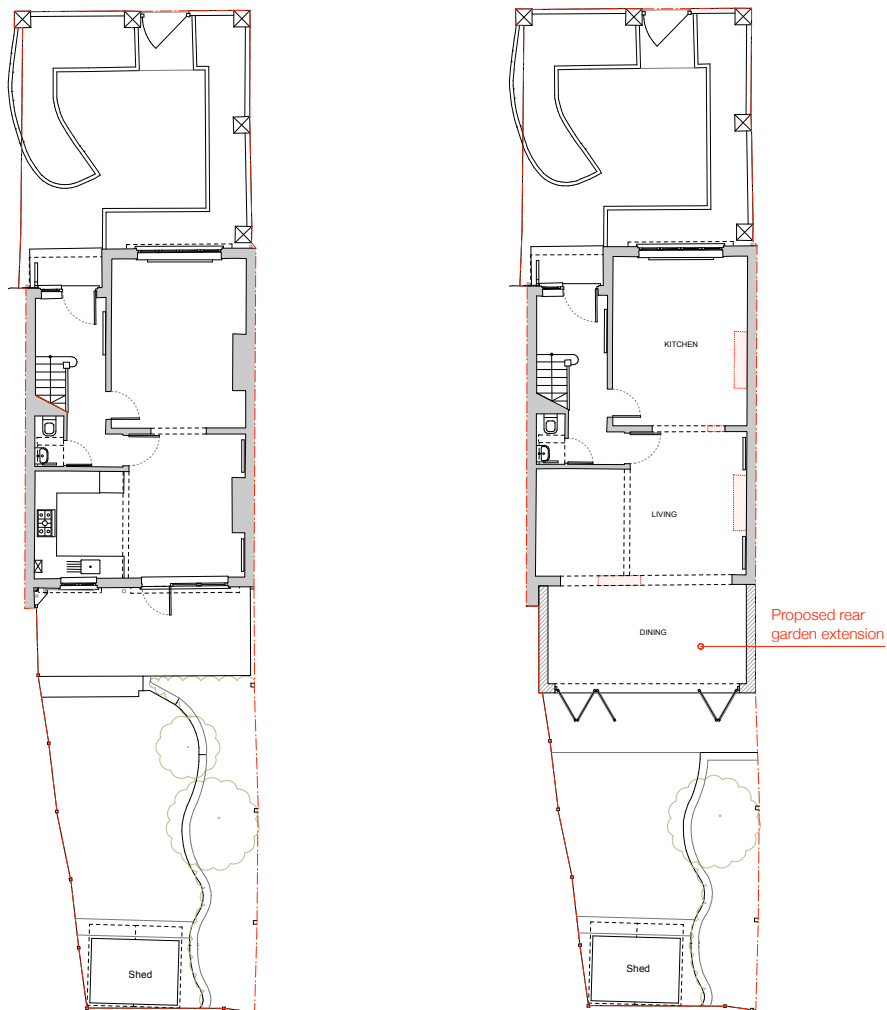


Figure 7. Showing existing ground floor plan (left) and the proposed rear extension (right)

6.0 ACCESS AND PARKING

No changes are proposed to the existing access and parking arrangements.

7.0 NEIGHBOURING AMENITY

It is considered that the proposal would not cause demonstrable harm to the amenities (including daylight, sunlight, outlook or increased sense of enclosure) of adjoining occupiers.

8.0 CONCLUSION

The intention of this proposal is to provide an enlarged ground floor and an additional bedroom and bathroom to this family home. This will ensure its long-term use for many years to come and also allow the current residents and their growing family to continue to reside within this property and the local area.

The proposals for the garden extension are in accordance with permitted development rights and the dormer window extension is supported by recent local precedents.