

## DESIGN AND ACCESS STATEMENT

### Householder planning permission

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Project No: 2474  
Project Address: 111 Half Moon Lane SE24 9JY  
Date: 20 December 2023



*Front Elevation of 111 Half Moon Lane*

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## **1.0 Introduction**

This Design and Access Statement has been prepared to support a planning application for works at Half Moon Lane.

The proposal for 111 Half Moon Lane consists of a ground floor rear extension and associated internal works.

This report will provide background information on the site and an assessment of the proposed design. The report should also be read in conjunction with the existing and proposed drawings.

## **2.0 Site Location**

The application site is located on Half Moon Lane, in the Northwest of the Dulwich area, within the London Borough of Southwark.

## **3.0 Property Description**

111 Half Moon Lane is a three-storey, including cellar, terraced house on a residential street in Herne Hill. The house is a four-bedroom family home with red facing brickwork to the street with white stucco detailing, a slate roof and timber-framed sash windows. The rear of the property is in yellow stock brick. The house is situated within a row of attached houses built in an identical style, which include numbers 109 to 125 Half Moon Lane. The house is not in a conservation area, nor is it listed.

### **3.1 Planning History**

There is no record of any planning applications being associated with 111 Half Moon Lane.

Within the row of nine terraced of houses in which the house sits, there have been a handful of other planning applications granted for ground floor rear extensions.

#### **10/AP/1547 – Granted**

Tue 23 Nov 2010

Erection of single storey rear extension to dwellinghouse, providing additional residential accommodation for dwellinghouse.

#### **21/AP/0726 – Granted**

Tue 27 Apr 2021

115 Half Moon Lane

Single storey rear extension; front railings.

#### **20/AP/1152 – Granted**

Wed 17 Jun 2020

125 Half Moon Lane

Construction of a ground floor rear extension.

## **4.0 Use**

The existing use of 111 Half Moon Lane is C3 Residential, the use will remain the same for the proposed works.

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## **5.0 Accompanying Planning Drawings**

*Existing drawings (reflecting current buildings):*

2474-EX-000 SITE LOCATION PLAN  
2474-EX-101 PLANS GROUND AND FIRST  
2474-EX-102 PLANS SECOND AND ROOF  
2474-EX-201 SECTION  
2474-EX-301 ELEVATION

*Proposed drawings:*

2474-PP-101 PLANS GROUND AND FIRST PA 231215  
2474-PP-102 PLANS SECOND AND ROOD PA 231215  
2474-PP-201 SECTION PA 231215  
2474-PP-301 ELEVATION PA 231215

## **6.1 Scale**

The proposed rear extension match those approved at number 113 Half Moon Lane (adjoining house) and similar alterations in the immediate area.

## **6.2 Appearance**

Brick to match existing. Steel framed French doors.

## **6.3 Relevant Planning Policy**

Southwark Plan 2022

P15 Residential design – meeting an exemplary standard of residential design and to be considerate of the site context and the impact on adjoining occupiers.

Southwark Council Supplementary Planning Document. 2015 Update to Residential Design Standards

## **7.0 Access and Parking**

The proposals do not impact access arrangements and the existing access is maintained. Car parking and the front of the property is unchanged.

## **8.0 Conclusion**

Careful consideration has been taken to provide a scheme that suits the applicant's needs and enhances the design proposals.

There are no alterations visible from the street. The alterations can only be seen from the rear of the house. In addition, the proposed works creates additional living space for this family home.

The Local Planning Authority should therefore support the variation and recommend it for approval.

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*Existing Rear Elevation*

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