

Planning Statement

41 St. Andrews Road, Acton, London W3 7NF

January 2024





Aerial photograph

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1.0 Introduction

1.1 Brief

The intention of this document sets out a proposal for extending the semi-detached property at '41 St. Andrews Road, Acton, London W3 7NF.'

The proposal seeks a single storey rear extension (max. 6.0m deep and max 3.2m high) (42 days Prior Notification Process).

The Planning Statement demonstrates how the proposal falls within the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 No. 596.

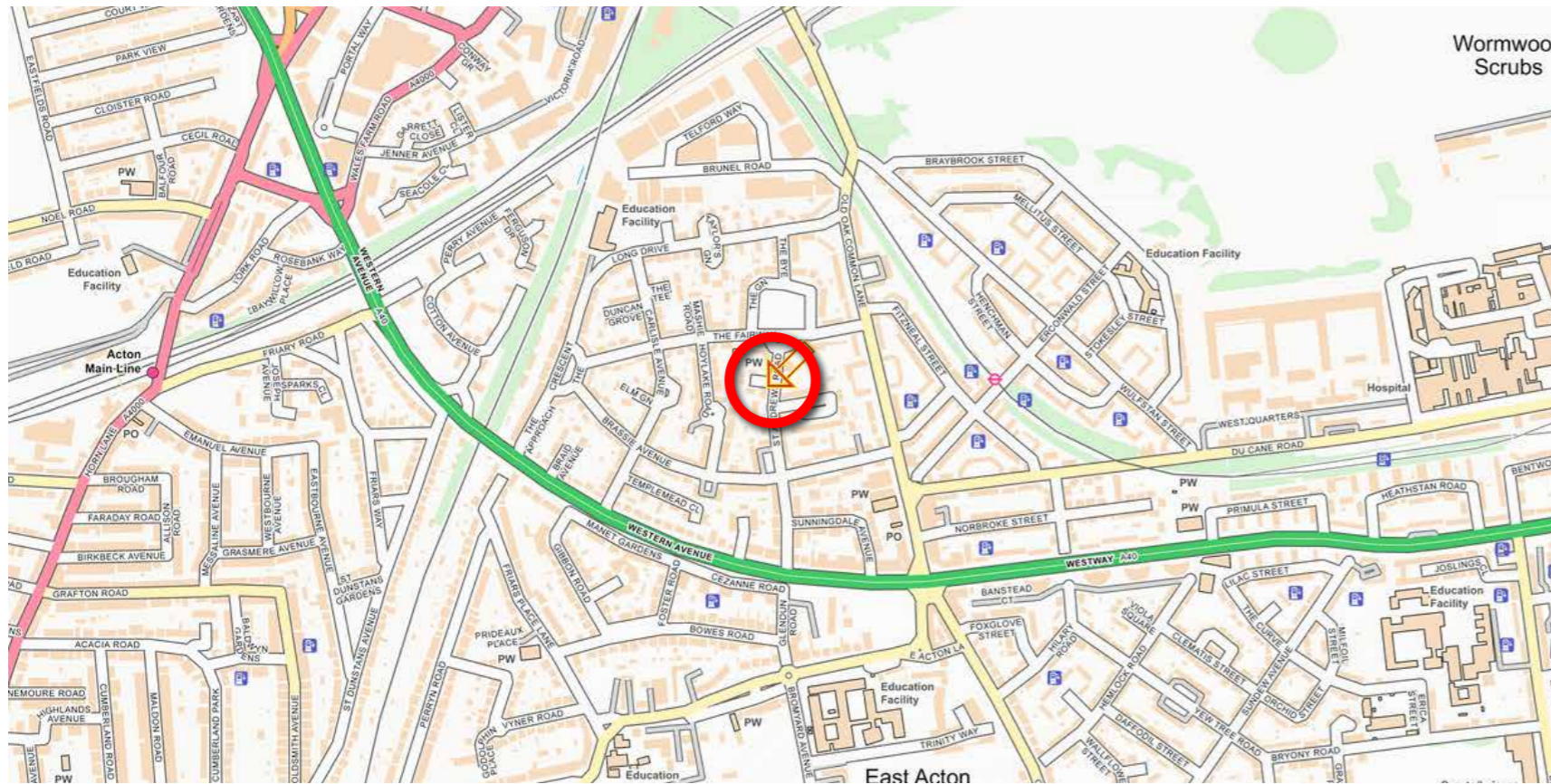
The proposal is based on a digitally measured survey ensuring all existing and proposed drawings have been accurately recorded, which includes the measurement of existing properties, boundaries and windows.

1.2 Site Description

The application property is a two-storey semi-detached dwellinghouse with a hipped roof, located on the western side of St. Andrews Road. The site incorporates a front garden and generous rear garden. There is a single-storey outbuilding / shed to the rear of the property.

The surrounding area consists of predominantly residential semi-detached and terraced, two storey dwellings.

Adjoining the property to the north is no.43 St. Andrews Road, a single family dwelling with a rear single-storey extension. The southern boundary is defined by a timber fence neighbouring onto the rear gardens of Nos 37, 37A and 39 St. Andrews Road W3.



Location map



Birdseye view (South)

2.0 Context Analysis

2.1 Site Designation

The site is **not** designated within a Conservation Area, the property is **not** statutory listed **nor** considered a local heritage asset **nor** subject to an Article 4 Direction.

Furthermore, the site is **not** on Article 2(3) land **nor** on a site of special scientific interest.

2.2 Planning History

There are no planning applications associated with the site.



2.0 Context Analysis

2.3 Property Study



Front elevation onto St. Andrews Road(East facing)



Rear elevation (West facing)



Rear garden



Rear garden, outbuilding and neighbouring extension to No.43



Rear elevation (West facing)



Rear elevation and side boundary to Nos.39, 37 & 37A

3.0 Proposal

3.1 Description

The proposal is a single storey rear extension with a flat roof, which extends a maximum depth of 6.0m beyond the original rear wall of the dwellinghouse. The maximum height is 3.0m at the eaves and 3.2m to the top of the parapet (measured from the natural ground level). The exterior materials will be painted render to match the appearance of the existing dwellinghouse.

The proposal would have the following curtilage coverage rate:

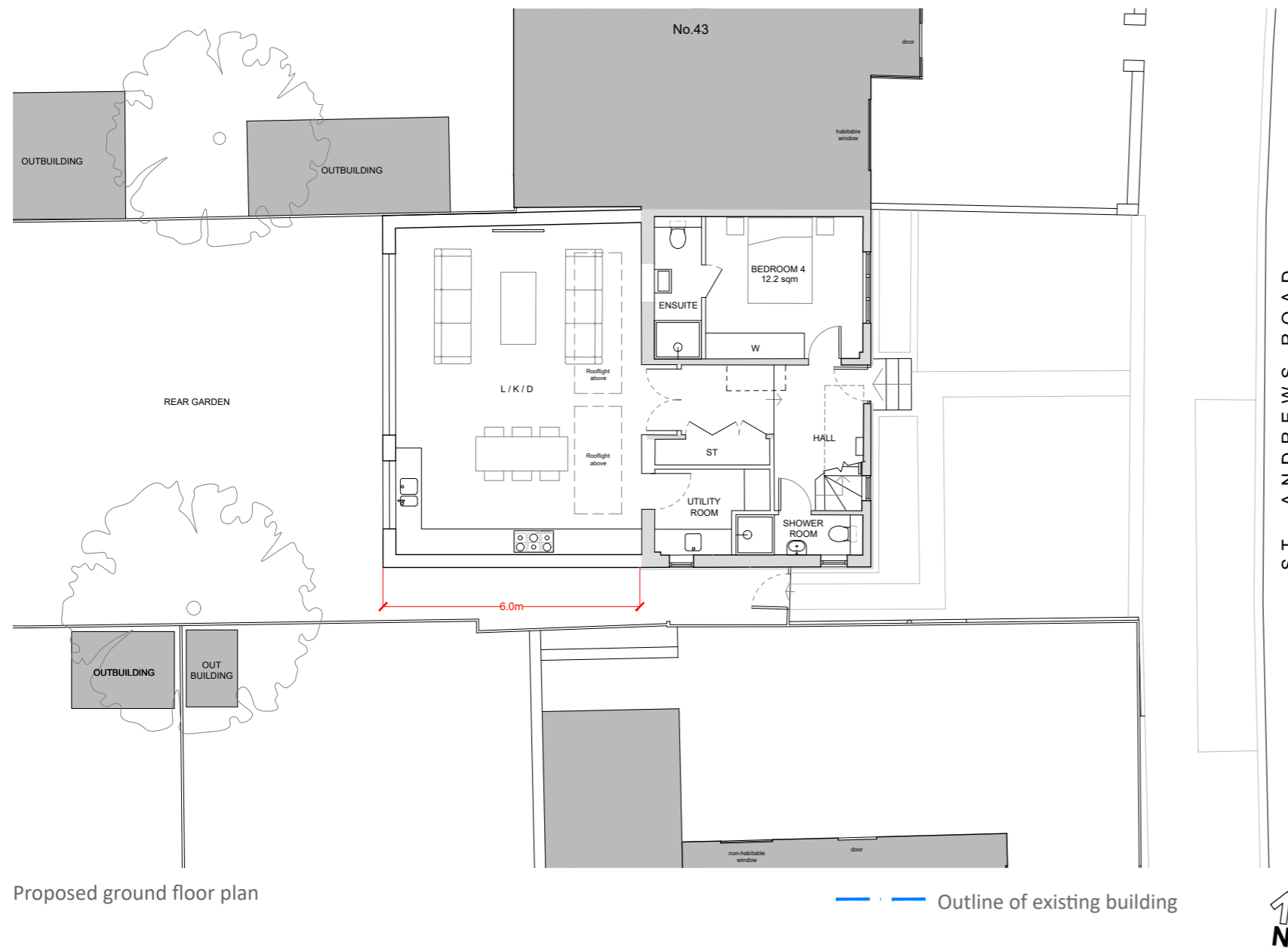
Curtilage (site area excluding the original dwelling) = 366 sqm

Proposed rear extension footprint area = 50 sqm

Proposed total coverage = 13.6%

3.2 Impact to Neighbouring Amenity

Given the existing rear extension and outbuilding at no. St. Andrews Road W3, it is considered there would be no adverse impact to the neighbouring amenity



Proposed ground floor plan

— Outline of existing building

3.0 Proposal

3.2 Permitted Development Legal Context

The property is a single family dwelling which benefits from the permitted development rights as laid out in the *The Town and Country Planning (General Permitted Development) Order (as amended)*

The proposed single-storey rear extension complies with the following relevant conditions for permitted development:

- ✓ Does not extend beyond the rear wall of the “original house” by more than 6 metres (semi-detached house).

Householders wishing to build a larger extension (i.e. extends beyond 3 metres) have to notify the local planning authority about the proposed extension and the local planning authority must give adjoining neighbours notice of the proposals and the opportunity to object. Works cannot commence until the local planning authority notifies the householder that no prior approval is required, or gives prior approval, or 42 days have passed without any decision by the local planning authority.

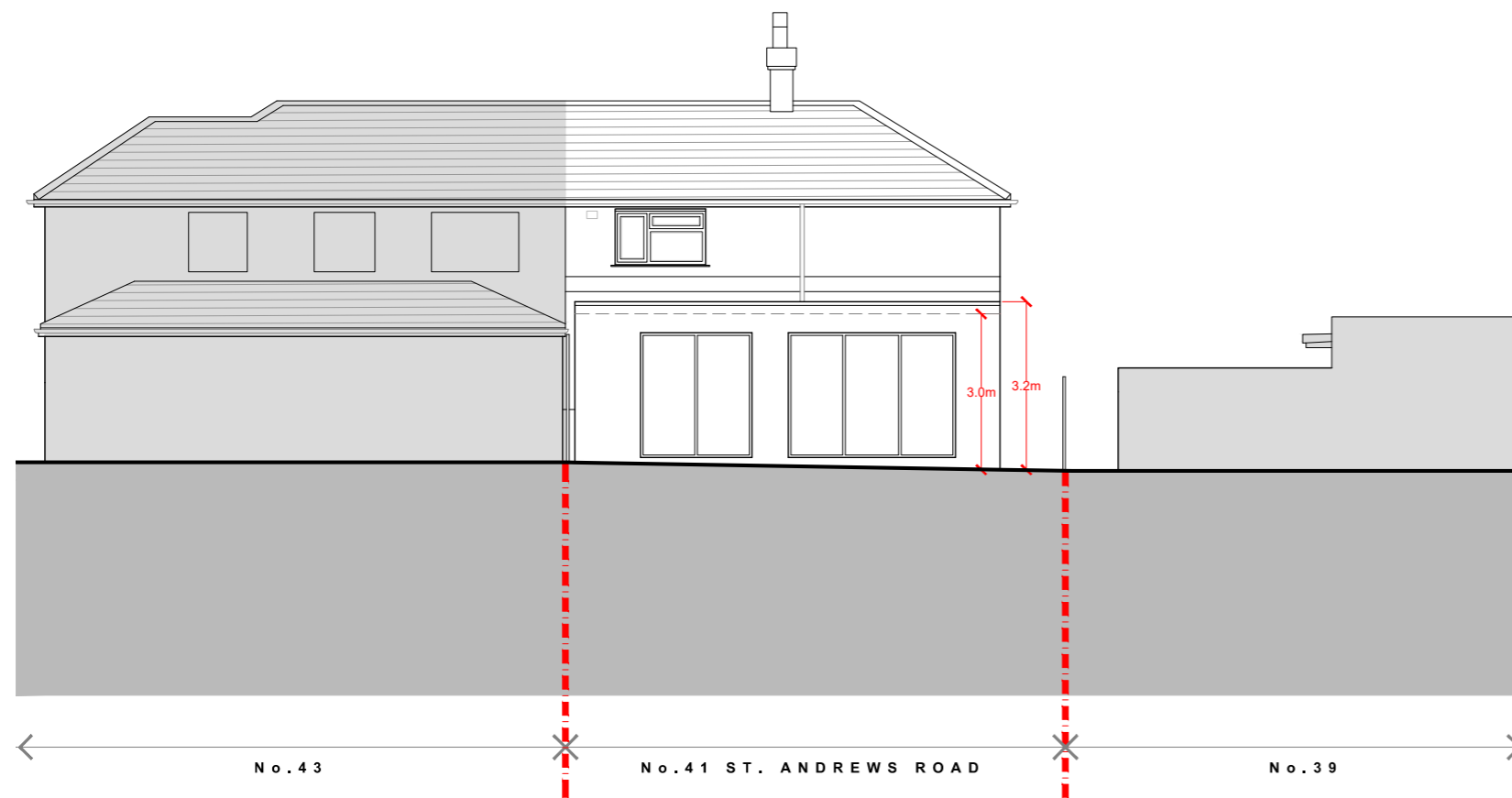
- ✓ As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

- ✓ Does not extend beyond a wall forming a side elevation of the original dwellinghouse.

- ✓ The total height does not exceed 4 metres.

- ✓ Where the extension is within 2 metres of the site boundary, the height of the eaves does not exceed 3 metres.

- ✓ The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

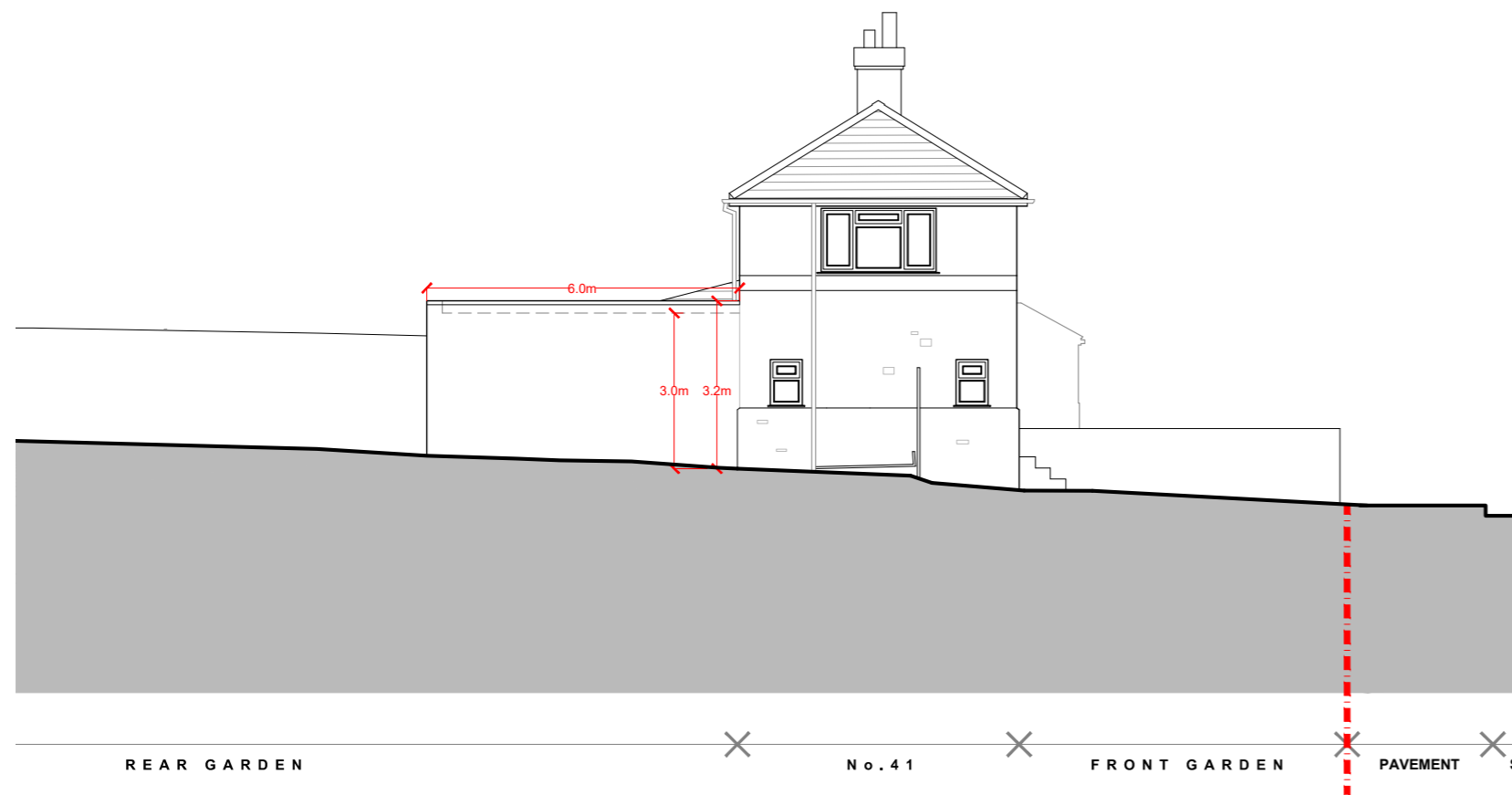


4.0 Conclusion

4.1 Summary

The proposed single-storey rear extension falls within the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 No. 596 and, as such, prior approval is not required.

Red + White | January 2024



Proposed side elevation