
Homecraft Design Studios

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Design & Access Statement

40 Grants Close NW7 1DD
202401/40GC/PD/DAS

General Permitted Development Order (2015)

Site

40 Grants Close NW7 1DD. Semi-detached property in use as a single residential dwellinghouse. The property is not a listed building nor is it located in a conservation area. The property is located in a residential area.

Proposal

“Demolition of existing conservatory. Erection of 3m ground floor rear extension. Roof extension consisting of hip-to-gable and rear dormer to facilitate a loft conversion.”

- Hip-to-gable roof extensions and rear dormers are a common addition in the surrounding area and the immediate buildings surrounding the application property.
- The proposed roof extension is comfortably underneath the 50m³ maximum additional volume rule allowed for semi-detached properties. A volume calculation has been included to show this.
- The proposed ground floor rear extension projects from the entire rear wall, rather than part of the rear wall as with the conservatory to be demolished. To demonstrate there remains plenty of space to access the garden via the side access from the street, we have included an additional proposed plan showing the entire ground floor and garden areas.
- The extensions are considered subordinate to the host property and in keeping with permitted development guidelines

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- New rooflights are not to project more than 150mm beyond the roof plane
 - A 200mm break has been maintained below where the rear dormer sits on the roof

Design

We believe the design of the proposal will enhance the appearance of the property and surrounding area. The shape, size and height of the proposal does not affect or unbalance the appearance and character of neighbouring properties.

Access

Access via the front of the property remains the same.

We trust this statement provides the necessary information to enable you to register the application and recommend it for approval. If you require further information please do not hesitate to contact us using the details provided above.