

PLANNING APPLICATION BY CREATE FOR YOU (CONSULTING) LIMITED
Design and Access Statement

59 Guibal Road
London
SE12 9LY

This statement is prepared in accompaniment of a planning application for a proposed single storey extension at 59 Guibal Road, London, SE12 9LY.

Introduction

59 Guibal Road, London, SE12 9LY is a large two storey, four-bedroom detached single family dwellinghouse on a large plot.



Front and rear views of 59 Guibal Road

The Proposal

The proposal is for a single storey rear extension. The ground floor extension would be full width, and extends 3.365m to the side facing no. 5 Guibal Road, and 4m to the side facing no. 61 Guibal Road.

The proposal is in-keeping with the existing property and uses high quality materials and design.

Pre-application advice was sought for a part single/part double rear extension and a loft conversion. The proposal has now been amended to remove the majority of the proposed works from the submission, and just retain the ground floor element of the extension, which was largely supported. It was noted in the pre-application report, that despite being slightly outside Greenwich's SPD, due to the substantial size of the house and the plot, the ground floor extension would likely be supported at its current proposed scale.

Impact on Neighbouring Properties

The neighbouring house at no. 5 Guibal Road has been significantly developed and is set back further at the rear elevation than no. 59 Guibal Road, and the enlarged footprint of No.59 would not project beyond the enlarged footprint of No.5.

This existing bulk allows for the proposed extension at no. 59 to have minimal to no impact on this neighbouring dwelling. This was further confirmed in the pre-application meeting that *“it is considered that the proposed works would not create a sense of enclosure on the neighbouring property. When considering loss of natural daylight/sunlight, the orientation of the road and the buildings would mean that there would not be an unacceptable impact on no.5”*

In regard to no. 61 Guibal Road, there is a significant distance between the boundary and the edge of both the houses at no. 59 and no. 61, and the extension is not proposed to extend beyond the edge of the existing flank wall of the application property. This means that there is a reasonable distance between the proposed extension and any part of the house at no. 61. This was confirmed again in the pre-application meeting with the planning officer advising that *“Due to the scale, siting and separation distances afforded, the proposed development would not result in a detrimental impact on neighbouring amenity of these occupiers through the loss of natural daylight/sunlight or the creation of a sense of enclosure”*



Street view showing 59 Guibal Road, and the neighbouring properties at no.61 and no.5 Guibal Road.

Design

The proposed single storey extension is a full width, and extends 3.365m to the side facing no. 5 Guibal Road, and 4m to the side facing no. 61 Guibal Road. It also includes a small conservatory which extends 1.75m beyond this. It includes a set of bi-fold doors, along with a French doorset, and conservatory windows. The main section of the extension includes a flat roof with a 2,000 x 1,500mm roof window, whilst the conservatory roof will also be glazed.

The materials of the external walls will match the existing render and brickwork of the house, and the flat roof will have a single ply membrane. The windows and doors will be aluminium.

Conclusion

We would respectfully ask that with due consideration of the low risk of impact on neighbours, and the in-keeping nature of the design, that the application be approved.