

**PLANNING STATEMENT TO ACCOMPANY PERMITTED
DEVELOPMENT APPLICATION:**

36 MOUNT ADON PARK, LONDON, SE22 0DT.

SITE & SURROUNDINGS

The site is situated on the south side of Mount Adon Park between Overhill Road and Upland Road. The subject property is not listed and is not located in a Conservation Area. The property is a well-proportioned Victorian semi-detached house occupying a commanding position at the top of Mount Adon Park with panoramic views from the front over most of London. A single storey ground floor extension has been added in the past projecting some 4.8m beyond the rear wall. This though, as the property sits on a hill, cannot be seen as there are no neighbours to the rear and the rear garden rises steeply above the property.

THE SURROUNDING AREA

There is a diversity of styles in the surrounding area which, in my opinion, enriches rather than detracts from the overall visual impact which is one of cohesion and broad conformity.

ACCESS

As this is an existing building there has not been the opportunity to fully accommodate the disabled although the ground floor is level throughout and there is a small w.c. on this floor, allowing ambulant disabled access once inside.

PARKING

There are no parking issues due to the nature of the application.

THE PROPOSAL

The proposal is for a hip to gable roof extension at second floor level and the installation of 2 no. Velux roof light to the front roof slope. The proposal is broadly in line with that previously approved next door at no. 38 which is currently under construction. The brickwork will be in London stock, the roof and dormers will be clad in slate and the new windows in white UPVC, all to match existing materials.

FENESTRATION

Rather than a full width dormer, the fenestration is extremely restrained with only 2 small dormers in the rear roof slope.

CONCLUSION

Given the location of the property, the scale and relationship to its' neighbours, and the traditional materials employed throughout, I am of the opinion this application and accompanying documentation addresses the requirements of the Authority, provides a proposal that is conservative, is in keeping with the character of the area and enhances the quality of the environment. For all of the above reasons, it is requested that a Certificate of Lawfulness be granted for the proposal.



Front Elevation



Rear Elevation



Aerial View 1



Aerial View 2



Aerial View 3



Aerial View 4