

Applicant: Mr + Mrs D Green
Address: 21 Francklyn Gardens, Edgware, HA8 8RT

Proposal: Householder Application for Side and Rear Extensions including Loft Extension.

STATEMENT

This statement has been prepared to accompany a Householder Planning Application for proposed Two Storey Side and Rear Extension + Loft at 21 Francklyn Gardens.



21 Francklyn Gardens

Evaluation

During the evaluation process, investigations were made into recent Planning Applications for similar projects in Francklyn Gardens.

The most interesting was the extensions and Loft permitted at no 45 which is constructed on the boundary line as below - your ref: 20/1345/HSE.



45 Francklyn Gardens as built

Conclusion from the Case Officers Report

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

Our Practice understand the Councils Policies have not changed since year 2000.

Accordingly the above Permission at no 45 sets a precedent and our design is based on that Permission and should be Approved.

Barry J Stacey – Senior Partner

Designed Images
architecture : planning : interior design
LONDON

January 2024