

26/02/24

## **Design and Access Statement**

### **Site address:**

129 Kenilworth Road, HA8 8XB

### **Applicant:**

The application have submitted on behalf of the owners of the site Shmuel Soffer

### **Site:**

The Edgwarebury ward. The site is not within a conservation area (designated as Article 2(3) land in The Town and Country Planning (General Permitted Development)(England) Order 2015 as amended) and is not within an area covered by an Article 4 direction. Furthermore, there are no conditions attached to the site which remove permitted development rights.

### **Planning history:**

1. Reference – 22/3301/192FUL Development - Single storey side and rear extension. New front porch Decision – Refused (unlawful) - 23/06/2022
2. Reference – 22/3968/HSE Development - Single storey rear and side extensions following demolition of existing side outbuilding. New front porch Decision – Granted subject to conditions – 27/09/2022
3. Reference – 23/0871/FUL Development - Construction of a two storey single family dwellinghouse with associated amenity space, refuse storage and cycle store Decision – Refused - 12/07/2022
4. Reference – 23/4477/HSE - Single storey side extension following demolition of existing storage – Approved – 27/12/23

### **Planning Policy:**

The following relevant policies apply:

1. National Planning Policy Framework, 2021 (NPPF)
2. London Plan (adopted 2021)

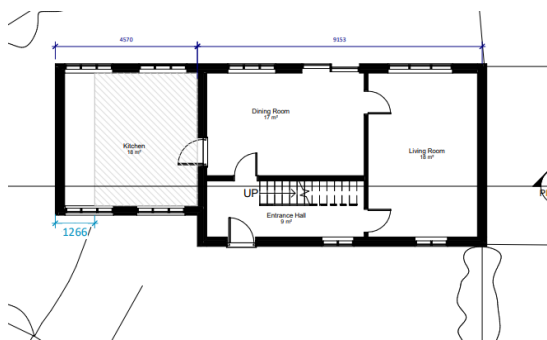
3. Barnet Development Management Policies (adopted September 2012)

4. Barnet Design SPD (adopted 2016)

### **Design and character:**

#### **Background:**

The property was recently granted a Ground floor side extension via planning reference 23/4477/HSE, the Ground Floor Plan and proposed elevational plans are shown below. Approved drawings under Ref **23/4477/HSE**



#### **Proposed design:**

The intended extension aims to expand upon the scope and magnitude of the previously approved extension as per the recent extension scheme. Specifically, the proposed ground floor side extension intends to utilize the sanctioned side extension outlined in Ref 23/4477/HSE and 22/3968/HSE, incorporating an additional small section.

The proposed width of the side extension is projected to be 4.57 meters, which is less than 50% of the original house width, and it is designed to reach a maximum height of 4 meters. This aligns with the criteria outlined in the General Permitted Development Order (GPDO) concerning side extensions.

Moreover, the side extension adheres to the guidelines set forth in Para 14.20 of the Supplementary Planning Document (SPD), ensuring that it does not significantly impact the visual and residential amenities of neighboring properties.

#### **Neighbouring Amenity:**

The proposed scheme includes parts meeting permitted development and thereby the considered impacts to amenity are not viewed as harmful. The proposed side extension would be set away from the shared boundary and would represent a negligible impact on neighbouring amenity levels.

