



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Design & Access Statement / Evidence to verify

Installation of window

at

**252 Greenhaven Drive, Thamesmead, London SE28
8FX**

Written and prepared by Planning By Design

On behalf of Samuel Osaghae

Application

Planning By Design (**Agent**) has been instructed to act on behalf of Samuel Osaghae (**Applicant**) to prepare and submit an application for Lawful Development Certificate to Greenwich Borough Council (**Planning Authority**) for a proposed window installation (**Proposal**) at 252 Greenhaven Drive, Thamesmead, London SE28 8FX (**the site**).

This Planning Statement / evidence to verify application has been drawn in support of this application to demonstrate how the proposal is in accordance with all necessary parameters and conditions to constitute as Permitted Development as per the General Permitted Development Order (as amended) 2015.

Site Location

The application site is a three-storey, three-bedroom, mid-terrace family dwellinghouse located on the western side of Greenhaven Drive. The surrounding area is residential in character comprising of similarly styled houses and purpose-built blocks of flats.

Proposal

The application proposes to install window on the existing garage on the ground floor. The garage door to the front elevation is to be removed and infilled, with windows installed to provide natural light and ventilation for the new single room. For privacy and security, these windows will be restricted to 1.7m openings.

The window installation is fully compliant by the scale requirements of Schedule 2, Part 1, Class A of the General Permitted Development Order (GDPO).

Further information about the specific design and dimensions of the proposed development can be found within the accompanying planning drawings.

Evidence to Verify Application

The following sections seeks to demonstrate how the proposal is fully compliant with all necessary parameters and conditions to constitute as Permitted Development (PD) under the GDPO.

Schedule 2, Part 1 - Class A of the General Permitted Development Order 2015 (as amended) are recognised as the primary considerations for the decision of the proposed scheme. It is highly believed that the proposed works meet all necessary parameters and conditions of these classes. This is highlighted below.

Permitted Development

Schedule 2, Part 1, Class A - The enlargement, improvement or other alteration of a dwellinghouse. The proposal is permitted of Class A as:

- The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

- Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - obscure-glazed, and
 - non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
- Where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Conclusion

Overall, it is considered that the proposals are compliant with the GPDO. We kindly request that the Council support this development in line with the GDPO and National Planning Policy Framework.