

Planning Statement

Flat 3, 48 Fassett Road, London KT1 2TF

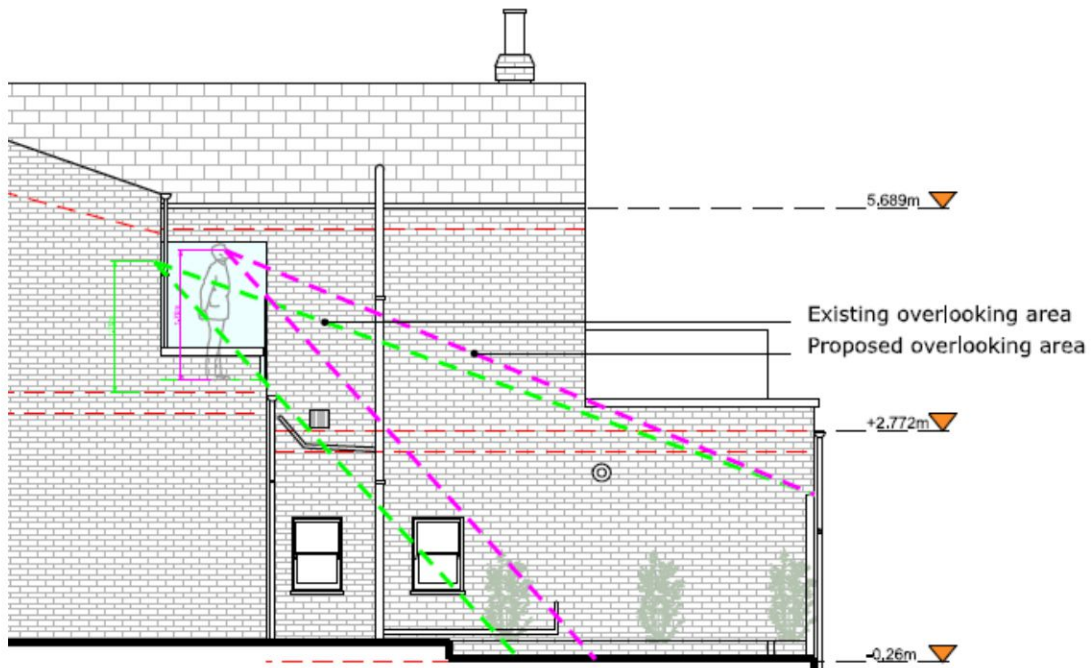
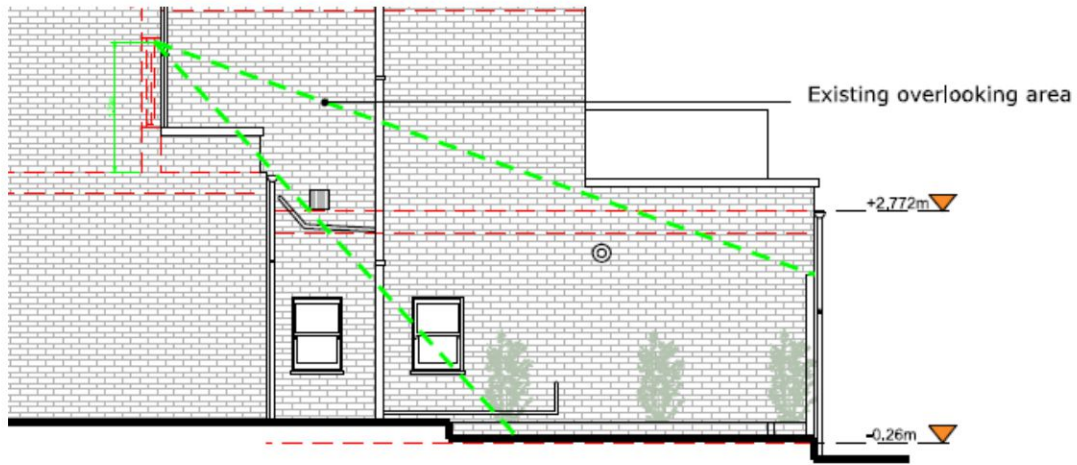
Resi and Design Squared Ltd have prepared this Planning Statement to accompany the application for a proposed erection of a rear roof terrace and all associated works at Flat 3, 48 Fassett Road, London KT1 2TF. The information within this document has been produced to demonstrate our design justification in relation to the reasons for refusal received under planning application reference: 23/01587/FUL.

Reasons for refusal 23/01587/FUL:

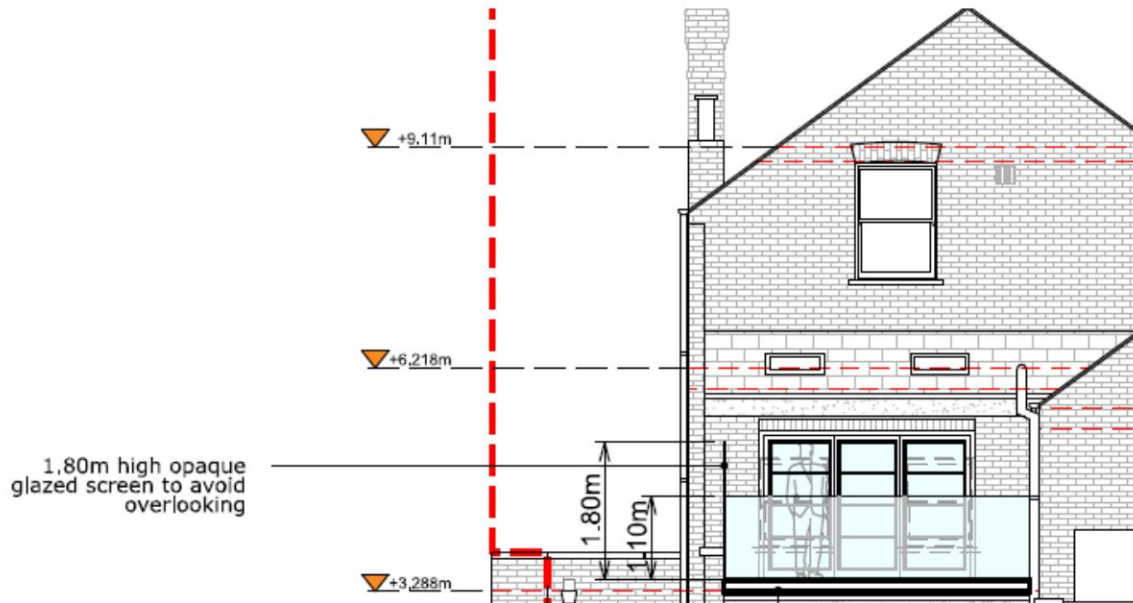
1. The proposed development by virtue of its siting and design would give rise to a loss of privacy to neighbouring occupiers both within the residential block the application site forms part of and at the adjacent residential block causing harm to the existing living conditions of the neighbouring occupiers. The proposal therefore would not accord with policies CS8 and DM10 of the Council's adopted LDF Core Strategy April 2012.
2. The applicant has failed to demonstrate that the proposed development would not result in noise and disturbance to the residential unit directly below and would not as result cause undue harm to the neighbouring occupiers living conditions. The proposal therefore would not accord with policies CS8 and DM10 of the Council's adopted LDF Core Strategy April 2012.

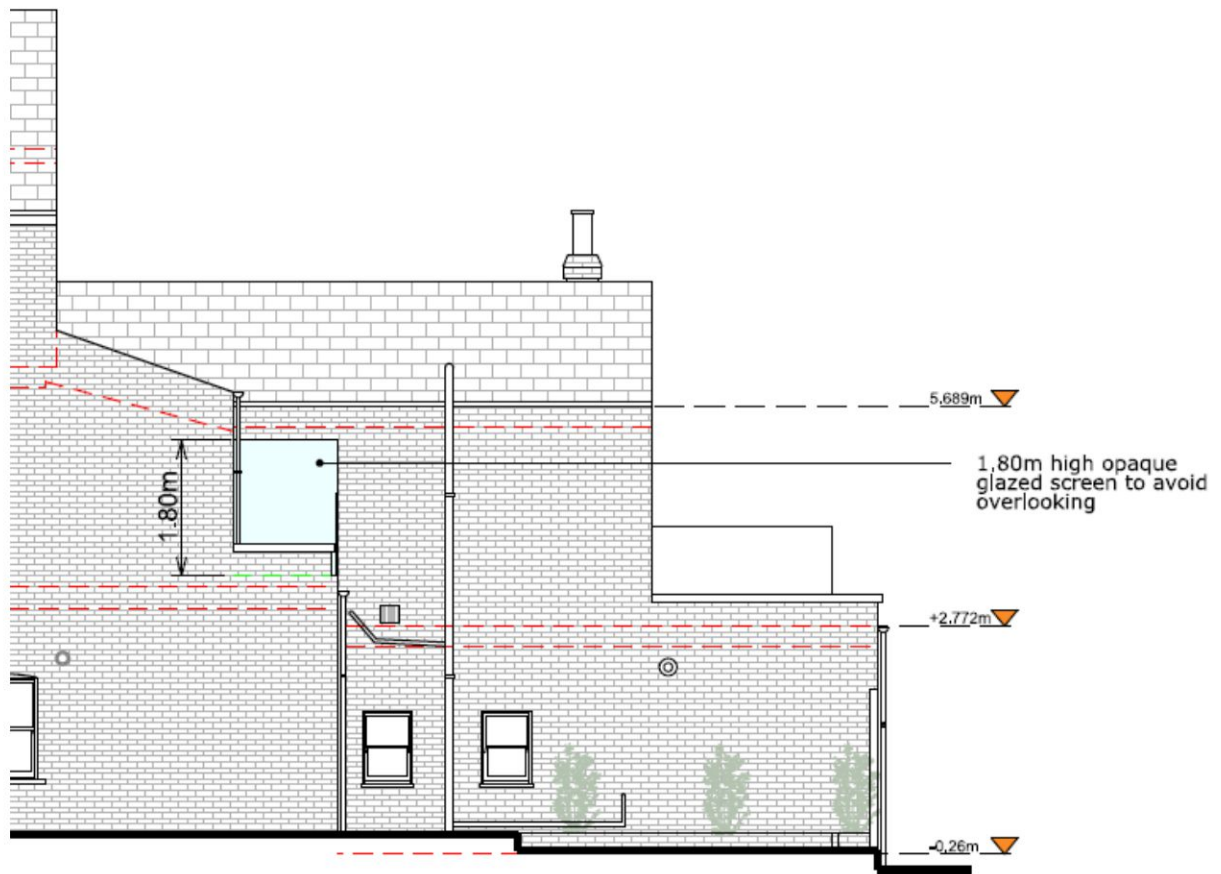
Planning considerations and context overview.

1. Figure one demonstrates the adjacent property, Flat D, 48 Fassett Road's rear roof terrace. Precedent within the same building has been set. Our proposal and application seek to minimise the impact on neighbouring properties and has gone beyond to limit neighbouring disturbance as the proposed terrace is smaller in size, complete with opaque screening. Within the architectural output, you will notice reference to the existing outlook vs the proposed, which is an improvement in relation to loss of privacy when considering the existing rear façade treatment and context. Refer to the following extract.



2. Figure two depicts Flat 3, 48 Fassett Road as existing. We have circled the neighbouring property's first floor window in red, as this was a concern raised by the case officer during the pre-application meeting. As demonstrated in the architectural drawings, a 1.8m high opaque glazed screen has been introduced to overcome the issues raised. See extracts below.





3. We have included a detail within the architectural drawings to reassure the council that a structural engineer and building control inspector will be involved to confirm whether an independent floor is required due to load and sound, as required for building regulations compliance. This will not affect the planning approval.



Fig 1. – Flat D, 48 Fassett Road. Adjacent flat's roof terrace.



*Fig 2. – Flat 3, 48 Fassett Road existing rear elevation.
Neighbouring first floor window circled which was a
concern of the case officer.*

The second reason for refusal relates to the structure and sound. Within the original application, the case officer did not reach out to identify that this was a specific requirement. Based on our experience, this type of detail is often a condition, should the application be granted approval and the likes of freeholder consent/a licence to alter will

need to be dealt with at the appropriate time, which means that there is a formal procedure in place, should our client look to execute the build.

Also, to provide such evidence, our client would have to cover costs in relation to opening up works, structural engineering and more, which we would like to avoid, whilst we understand if the terrace is acceptable.

The architectural output references an increase in the level from the existing flat roof, which is an allowance for structural/acoustic enhancements, should these be required.

Based on the above, we would seek that the application is appended with a condition in relation to this element.