



DETAILED **PLANNING**

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27th March 2024

Dear Barnet Planning Department,

This application is on behalf of the applicant and the owner of 63 Fursby Avenue, N3 1PN, London for an erection of a single storey side and front extension following demolition of existing garage and storage area.

The documents included are:

- Planning Form
- Design, Access and Planning Statement (this document)
- Drawings (2383RL\_HH\_REV0)
- CIL Form



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## The Existing Property

The semi-detached two storey family house is located on the eastern side of Fursby Avenue. The property is characterised by similar two storey semi-detached properties with amenity space to the rear and off-street parking facilities to the front.

The property is not listed nor within a conservation area. Although the site is adjacent to Dollis Brook, the site is within flood zone 1.

## The Proposal

This application seeks planning permission for a single storey side and front extension following demolition of existing garage and storage area.

The proposed side extension is closely situated to the neighbouring property of No.65 Fursby Avenue and not projected beyond the neighbouring development. Also, the crown roof design of the side extension will soften the prominence of the extension and create a visually congruent proposal.

The existing storage and garage area is considered to be in a very poor condition therefore the side and front extension will improve the front elevation and connect with the neighbouring developments.



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The proposed 1m front extension would still maintain a favourable distance to the street scene and the proposed design avoids appearing overly dominant nor have harmful impact.

### **Impact to Neighbours**

The proposed block plan clearly shows that the proposed structure won't have any impact on neighbours amenity at no.65 due to the existing natural placement or loss of natural light.



### **Previously Approved Planning Application**

One planning application with almost the same proposal has been approved in March 2022 at 52 Fursby Avenue which is opposite the property in this application. They show a similar design as well as natural positioning of the property makes this application a favourable connection. Reference: 21/6729/HSE.

### **Access**

Access arrangement is to be improved as there will be more work done to the front driveway.

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## Parking

The parking provisions have been kept as they are without reducing the number of parking spaces due to the existing garage not being big enough to accommodate a car and was mostly used as storage.

We look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.

Regards,

Daniel Cieslak, BEng (Hons), ACIAT, he/him

***Architectural Technologist***

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