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PLANNING STATEMENT

To be read in conjunction with Drawings VC-01 to VC-08

Address: 22 Ridgeway Gardens, London N6 5XR

Introduction:

This Planning Statement is in support of the application for a minor material amendment. This application is made, under Section 73 of the Town and Country Planning Act 1990, as an application for a removal or variation of a condition following grant of planning permission (Reference 2015/3229) for the proposed development at no22 Ridgeway Gardens N6 5XR.

Background:

The scheme with above planning reference, which was granted permission with the decision date on 24/12/2015, is for works involving rebuilding in the area of the existing garage and extending to the rear and side. The originally submitted scheme contained a full width rear extension, which was later amended during the determination period, to be to the rear and side of the existing garage area only, which was subsequently approved on 24.12.2015
The conditions of the granted permission include (2) that the development is in accordance with the approved plans and (3) that the external materials match in colour, size, shape and texture to those of the existing building.

Proposal:

The proposal contained in this application involves minor material amendments. It is considered more economical and practical, including minimising the disturbance in the locality, to retain the existing garage structure and to extend to the side and rear of this area, effectively a wraparound extension to existing garage with a lightweight construction, with brick cladding on framed walls, to be as visually similar as possible to the brick of the existing building.

Additionally, it is considered that a further minor increase of 525mm to the rear, bringing the extension depth to the rear to 2m beyond the rear façade, would be advantageous to the existing building but without compromising or negatively affecting the amenities of neighbouring residential properties. It is noted that the proposed amendments are set back a distance of almost 12m from the rear of the building line at Wychwood End. The proposed minor alterations to the façade are considered complimentary and in keeping with the character of the existing building.

It is also noted that this proposed depth of 2m was previously considered in a pre-planning meeting, on the 28th July 2015, ref PRE/2015/0220, in advance of the recent planning submission. At this meeting, the design was positively received and there was no indication that it would contravene planning policy.

Planning Policy:

It is considered that the proposed minor material amendments, as per the attached drawings have been developed in accordance with relevant Design Policies, including SPG1a on Design Guidelines, SP11 Design, and saved policies UD3 (General Principles) & UD4 (Quality Design) and constitutes a positive design proposal to extend in keeping with the host building, using high quality materials consistent with the original dwelling.

Additionally, the proposed amendments are also in accordance with the key issue raised at the pre-planning meetings in advance of the original application HGY/2015/3229, ie that the design would be single storey, that it would not block a neighbouring line of view, and that it would not protrude too far into the original garden.

Conclusion:

It is considered that the proposals are visually in keeping with the character of the existing development, the proposal to retain the garage will reduce the demolition required and reduce the potential for disturbance within the local area, and the minor proposed increase in depth of the extension to the rear will not have any negative effect on the amenities of neighbouring properties,

On this basis, it is considered that the proposals contained within this application should be allowed as a minor material amendment, applied for as an application for a removal or variation of a condition following grant of planning permission under Section 73 of the Town and Country Planning Act 1990, and we respectfully submit this to the Local Planning Authority for consideration.

Sincerely,
John Quinn
B.Arch, B.Sc Hons