

Planning & Design and Access Statement

Flat B, 29 Falkland Road, London N8 0NH

Proposed loft conversion incorporating new outrigger dormer windows to rear

The following statement is made to support the proposed loft extension at 29b Falkland Road, N80NS.

Great care and consideration has taken to ensure the proposal is sympathetic to the applicable planning policy.

Design and Character

Falkland Road has seen a number of loft extensions and outriggers built or granted permission. This includes a large outrigger built on another semi detached property divided into flats at No. 33a Falkland Road (*please see photo 1 attached*) and Nos. 39 - 43 as well as no. 87, which are all of a similar size. It must also be acknowledged that the neighbouring properties at nos. 27 - 21 all benefit from a large 3rd story with an outrigger design (*please see photo 2 attached*). This reads visually as a group of four 3rd storeys, which are all the same height as proposed outrigger. The depth of these 3rd storeys is 8m (taken from the line of the end of the loft) which are much longer than the proposed depth.

Furthermore, the proposed extension backs on to Frobisher Road. Here Nos. 22-54 all benefit from rear flat roof with outrigger designs which read visually as a group of flat roof 3rd storeys (*see photo 3 attached*). This therefore demonstrates that such an extension would not introduce an uncharacteristic addition to the street.

The proposed outrigger is also to the rear of the property so it is well screen from public views and as a result would have no impact upon the character of the street scene.

The size of the outrigger is designed to ensure it is sympathetic and does not result in an over dominant addition to the property. The total depth of the outrigger currently stands at 6.04m with the proposed extension measuring at just under that half length. With the extension therefore significantly set back from the end of the outrigger roof it will read as a subservient addition to the roof.

The materials used will be conditioned to match those of the existing building.

On balance we believe that the proposal would not conflict with relevant policy and would be acceptable in terms of design and appearance.

Impact upon amenity and adjoining neighbours

The proposed extension is set a significant distance away from the rear facing upper floor windows of the adjacent properties to ensure their sitting, form, height and depth won't cause loss of light, outlook or have a visually overbearing impact.

There are no side windows within the extension that could overlook either of the neighbouring properties. The only window will be rear facing. The privacy of the neighbouring properties will therefore remain unaffected by the proposal.

It should also be noted that whilst the rear of the property backs on to Frobisher Road the window to the rear is set back significantly from the existing first floor windows of the host property ensure these properties are also unaffected.

From all of the above, it is our belief that the size and depth of the proposed extension would not have an unacceptable impact on neighbours.

Photos:



Photo 1



Photo 2



Photo 3