

Planning & Design and Access Statement

Flat B, 48 Mannock Road, London N22 6AA

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

Mannock Road has seen a number of loft extension and outriggers built or granted permission. This includes a large outrigger built on the adjoining terrace property no. 50, which is of a similar size at 3.4m (*please see photo attached*) and at no. 74. This therefore demonstrates that such an extension would not introduce an uncharacteristic addition to the street but would in fact be in keeping with the pattern and development in the area.

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 7.8m with the proposed extension measuring at 3m. 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 overall proposal can therefore be considered proportionate and subordinate to the host building.

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 linked neighbouring property. 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 the rear of the property backs on to an allotment, so is not overlooked by neighbours to the rear. In any event, the rear window is set back significantly from the existing first floor windows of the host property.

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