

Planning Statement

3 Myddelton Road, London, N8 7PY

For: Mr. Patel

Prepared by :

Plan My Property

5 Carlton Close

Newport Pagnell

Buckinghamshire

MK16 9AX

December 2022

This Planning Statement accompanies a householder planning application prepared by Plan My Property on behalf of Mr. Patel.

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1.0 **ACCESS**

There is no change to the access into this property, access is from Myddelton Road.

2.0 **LAYOUT**

Please refer to the attached plans for more information.

The finished property will consist off a 5-bedroom family dwelling.

3.0 **SCALE**

We already have approval on this site dated 04/01/2021 to add another floor under application HGY/2020/3020. This will be going ahead.

This current scheme is to add a rear dormer to the roof, and to build on top of the existing rear single storey structure.

4.0 **APPEARANCE**

The approved application under application HGY/2020/3020 requested that all new materials used match the existing materials of the main house.

Both the approved scheme, and the new parts of our proposed scheme will use matching materials to match the existing house.

5.0 **LANDSCAPING**

Refer to the attached plans.

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6.0 PLANNING CONSIDERATIONS

- Flood Risk

The Environmental Agency's flooding map shows that the site lies within Flood Risk Zone 1 where there is the lowest risk of flooding by river or sea.

- Contamination Risk

Highly unlikely to be present on site.

- Transport and Highway Impact

The approved plans we have in place consist of a 5-bedroom property, and this current scheme proposes the same number of bedrooms.

There is no increase or decrease on parking grounds for this application.

- Neighbouring privacy

No impact to neighbouring privacy due to all the new windows on the rear elevation being obscure glazed.

The rear addition on the first floor is a shower room, and the windows within the rear loft dormer are also shower rooms.

7.0 CONCLUSION

The new works proposed enhance the approved prior approval application.

The additional storey approval has not been constructed yet, but we are planning to do this and would like you to assess this application on the assumption that the additional storey has been constructed.

With all the information provided we trust that planning permission can be granted for the proposed development.

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