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Planning Statement

To accompany a planning application

For the

“Erection of ground floor rear extensions”

at

24-26 Wargrave Avenue

London, N15 6UD

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Introduction:

1. This is an application for the Erection of ground floor rear extensions at No's 24-26 Wargrave Avenue, London, N15 6UD.

Site Description:

2. The site is at No's 24-26 on the south side of Wargrave Avenue, London, N15 6UD.
3. The proposal site comprises dwellinghouses.
4. Both properties are in their original state save that No'24 has a ground floor extension.
5. No.22 to the right of No.24 has a 3.4m ground floor extension, and No.28 to the left of No.26 has a 6m ground floor extension. The street is characterised by larger ground floor extension many with a depth of 6m, achieved either by planning permissions or by prior approvals.
6. See existing rear elevations in figure 1 below.



Figure 1

The Proposal

7. The proposal is for the Erection of a joint ground floor rear extension at No's.24 & 26. The proposed extension will sit between the extensions at No's.22 & 28. Given the existing extensions at the immediate neighbours and the others along the terrace, the extensions will not have any detrimental effect on the host or neighbouring properties in terms of amenity and character.

Proposal Description

8. The description given is the 'Erection of ground floor rear extensions'.

Plans

9. Existing and Proposed Plans are provided. The plans include Floor, Section, Roof and Elevation Plans.
10. The plans are numbered WA.24-26.EX.101-104 – Existing plans, WA.24-26.PR.101-104 - Proposed Plans.
11. A location Plan and Planning Statement is also included in the application bundle together with the CIL additional information form.

Conclusion

12. The development provides for much needed additional living space for the existing dwellings, has policy support at National, London and Local level and therefore, the council are asked to grant permission on the presumption in favour of sustainable housing development.