



23 DONOVAN AVENUE, LONDON, N10 2JU

06.03.2023

PLANNING STATEMENT

1.0 Development site

1.1 No. 23 Donovan Avenue is a single family two-storey terraced dwelling, located on the north-east side of the street.

1.2 The property is in Muswell Hill Conservation Area and is not Listed. The location is not in Flood Risk Zones 2 & 3.

2.0 Proposed works

2.1 Addition of single storey side and rear extension.

2.2 Changes to the windows of upper floors of rear elevation and enlargement of rooflight in the rear main roof.

2.3 Removal of chimney stacks in the side elevation of the outrigger.

2.4 Addition of bike store in front garden.

3.0 The documents included for this application are:

001 Os map

002 Block plan

Existing drawings:

100 Existing floor plans and roof plans

110 Existing elevations and section A

Proposed drawings:

200A Proposed ground floor plan

201A Proposed first floor plan

202B Proposed second floor plan

210A Proposed elevations

220 Existing and proposed front garden

CIL form

Design and Access Statement

Planning statement

Prepared by

Bigger House Design