

DOCUMENT TITLE	Planning Statement Householder Application
PROJECT REF	046
DATE	23.03.23
SITE ADDRESS	36 Connaught Gardens London, N103LB

OVERVIEW

This document forms part of the Householder Application for 36 Connaught Gardens, N10 3LB. The proposal is for a dormer roof extension. This document should be read alongside:

- / OS Map
- / Existing architectural drawings (Prior to HGY/2022/2308)
- / Existing architectural drawings (Including HGY/2022/2308)
- / Proposed architectural drawings

INTRODUCTION

36 Connaught Gardens is a semi detached family dwelling built in the late 1930s. The houses on Connaught Gardens are predominantly semi detached and those on the western side are varied in their elevation and roof profile. Historical maps indicate that the houses on the eastern side of Connaught Gardens were built in the late 19th Century / early 20th however their appearance and character is Tudor with black painted timber and white plaster infill. 36 Connaught Gardens is also Tudor in appearance.

The house is adjacent to a secondary branch of Connaught Gardens that serves as an access road to a recent residential development. The proposal site does not have an immediate neighbour to the north.

PLANNING HISTORY

36 Connaught Gardens has undergone a successful planning application to approve a single storey rear extension and two storey side extension:

REF HGY/2022/2308 - Planning Approval for a single storey rear and two storey side extensions.

PROPOSAL

This application is for a dormer roof extension. The proposals are for the extension to be the footprint of the dwelling following the two storey side extension, as approved in the application reference HGY/2022/2308. The house doesn't have an immediate northern neighbour and the side extension fronts a secondary branch of Connaught Gardens.

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The proposals are considered to be subservient to the approved dwelling due to: the dormer being set back from the boundary / northern elevation by at least 300mm; the eaves are set back by at least 200mm; the height will not exceed the height of the existing house; and the materials are proposed to be tile and similar in appearance to the existing house roof. Neither side facing windows or balconies are proposed.

AMOUNT

The proposals add an additional 39.5sqm habitable internal floor area.

USE & LAYOUT

The dormer roof extension will provide an additional bedroom with an ensuite bathroom to the family home.