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72 Priory Road
London N8

PLANNING APPLICATION - MAY 2023

DESIGN STATEMENT



1.0 Introduction

This design statement is submitted in support of a planning application for the demolition of the existing garage and utility room to the side of the dwellinghouse at 72 Priory Road, London N8 and the creation of a new side extension to form a study.

This planning application is being made following the granting of a lawful development certificate relating to the creation of a single storey rear extension and roof extension at the property under permitted development rights (Ref: HGY/2023/0323). The outline of the approved rear extension has been shown on the proposed plans for clarity and a full set of approved drawings has been included with this application.

A full summary of relevant planning history has been included below.

2.0 Site Description

- 2.1 The application site is located at 72 Priory Road, London N8 7EY at approximate grid reference TQ 29753 89245.
- 2.2 The existing property dates from the first half of the 1930's and consists of a three-bedroom single dwellinghouse arranged over two floors.
- 2.3 The existing property forms the end of a terrace of similar buildings and has a single storey brick garage and timber framed utility room to the side, adjacent to the public footpath on Park Avenue North. These structures are original to the property and are in a poor state of repair.
- 2.4 The houses within the terrace are of a standard plan; consisting of two brickwork storeys beneath a tiled pitched roof. The houses have medium sized gardens to the front and large gardens to the rear. A number of later additions and alterations have been made to the properties within the terrace.
- 2.5 The application site does not fall within a conservation area and the subject property is not listed.

3.0 Planning History

The following planning applications have been made at the property:

25/1/2023 (HGY/2022/4421)

Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.25m and for which the height of the eaves would be 3m- Refused

09/3/2023 (HGY/2023/0292)

Erection of single storey extension which extends beyond the rear wall of the original house by 3.75m, for which the maximum height would be 3.25m and for which the height of the eaves would be 3m- Approved

11/5/2023 (HGY/2023/0323)

Proposed 3m rear extension and loft conversion comprising rear dormer- Approved

4.0 The Proposed Development

Proposal

- 4.1 The enclosed application relates to the following works:

Demolition of the existing single storey garage and utility room to the side of the property and the erection of a new side extension to form a study at the dwellinghouse.

5.0 Design Principals

Use

- 5.2 The existing property consists of a three-bedroom single dwellinghouse arranged over ground and first floors. The house is of a standard plan, with bedrooms on the upper level and kitchen, living, dining and utility rooms downstairs.
- 5.3 The property has a brick-built garage to the side, with vehicular access to the front. To the rear of the garage, a timber structure houses the utility room. Both structures are original to the property and are in a state of disrepair.
- 5.4 The existing garage to the side of the property has an internal clear width at its widest point of 2175mm and is therefore unsuitable for housing motor vehicles, which require a minimum width of 2800mm. The proposed demolition of the garage and replacement with a study will therefore not result in the loss of parking space at the property.
- 5.5 The proposed scheme involves the demolition of the existing utility room structure at

the property. This will be replaced with a utility room of the same size.

- 5.6 The creation of a study at the property in replacement of the existing garage will be an improvement upon the current arrangement and is in line with planning guidance, which supports the creation of adequate space for home working. As detailed above, the garage is not functional and is only suitable for storage.

Appearance

- 5.7 The existing structures which are to be demolished are incongruous in their design, are of poor quality and are in a state of disrepair. It is not possible to attempt repairs to these structures and due to their design, reinstating them in their current form would not be of benefit. The appearance of these structures from the public footway is extremely poor and has a negative impact on the street scene.



View from the corner of Priory Road and Park Avenue North



View from Park Avenue North

- 5.8 The proposed side extension has been designed to be sympathetic to the host property. It incorporates details and elements found in the main part of the house, such as the inclusion of a bay window and brick corbelling. All materials used in the construction of the extension will match those found in the main building. It is considered that the replacement of the existing structures to the side of the property with the proposed extension will greatly improve the street scene from both Priory Road and Park Avenue North.
- 5.9 This application is made following the granting of a lawful development certificate at the property for the creation of a rear extension under permitted development rights. The proposed side extension will be positioned to the front of the new rear extension. The side extension has been designed to form a natural link between the new and existing structures.

Scale

- 5.10 The proposed extension is only marginally bigger than the existing structures that are to be demolished. The height of the extension has been kept low so as to appear subservient to the main building.
- 5.11 The front part of the extension has been brought into line with the rear to simplify its form and to create continuity with the approved rear extension by avoiding three structural elements along the flank elevation. Bringing the extension into line will also remove the narrow strip of dead space to the side of the existing garage which has no useful purpose. The increased internal width in this location will provide for a better quality of living space.



CGI of proposed extension viewed from the corner of Priory Road and Park Avenue North



CGI of proposed extension viewed from Priory Road

- 5.12 The proposed extension will be located behind a fence, which will reduce its presence from the public footway.
- 5.13 The proposed extension is located away from neighbouring houses and will not have an injurious affect upon the amenity of any other property.