

June 2023

DESIGN STATEMENT TO ACCOMPANY PLANNING APPLICATION FOR WORK AT 7 WOOD VALE, N10 3DG

Planning consent for alterations to the above property was granted consent in December 2022- (ref HGY/2022/3541) and non material amendments in May 2023 (ref HGY/2023/0681). The approved drawings are included with this application. This application is for alterations to the rear extension and are based on further studies of existing houses on Wood Vale and trying to make better use of the topography of the site.

Rear Extension

The earlier planning application granted planning consent for a single storey rear extension and balcony. As the site is on a steep slope the ground floor rear extension is significantly higher than the rear garden level. This application proposes a garden room at garden level to make better connection between the house and garden. The proposed room is sited under the extension and the balcony. The height of the proposed rear extension is the same as the previously consented. A number of houses in Wood Vale have similar two level extensions. The nearest are nos11+13. We believe that the new garden room will have a minimal impact on the amenity of the neighbours as it is at low level and extends 1.8m beyond the ground floor extension.

There is an existing drainage run across the rear of the house that restricts the potential size of the proposed garden room. We have retained a cellar space to provide access to this and so the new room has to be set out on the garden side of this. A new internal staircase is proposed to provide access to the garden and the staircase from garden to balcony level has been omitted. This will reduce impact of the proposals on the neighbouring property. A two part set of stairs connecting the side passage and garden is proposed to the side on new extension.

We have proposed aligning the rear wall of the proposed rear extension with the existing extension at no9. This would be an increase in depth of approximately 330mm on the previous application. The ground floor extension would extend 2.3m beyond the line of the existing ground floor extension that is adjacent to the boundary at no5. No9 Wood Vale has recently been granted consent to extend their balcony to 1.8m and we have proposed extending depth of the balcony to match that. We have proposed a 1.8m high translucent glass privacy screen at each end of the balcony and these will be set in from the boundary.

The proposed Air source heat pump has been relocated from rear garden to the front garden. The location is still set out to comply with permitted development requirements and will be located behind planting in the front garden area to minimize its effect on the amenity of the area.