

DESIGN AND ACCESS STATEMENT

TO ACCOMPANY A PLANNING APPLICATION FOR A HIP TO GABLE & DORMER ROOF EXTENSION

at 12 Rokesly Avenue N8 8NR

PROPOSED DEVELOPMENT

This is an application for a proposal of a hip to gable roof, with a rear dormer and roof lights to the front roof slope to an end of terrace property. It will be matching in design and appearance to the developed property at no. 2 which forms the other end of the terrace.

The host site relates to a two-storey terrace dwelling located on the west end of Rokesly Avenue. Properties no. 2-20 on this road are in a similar Art Deco style, with many addresses extending their roof into habitable accommodation. The host property is not located within any Conservation Area.

The planning history has also been taken into account of similar developments in the area, including those on the adjacent Middle Lane, receiving Certificates under Permitted Development Rights or Planning Consents.

MATERIAL PLANNING CONSIDERATIONS

Our main planning considerations towards designing the proposed development are:

1. The impact of the proposed development on the character and appearance

The Local Plan and the London Plan both state that all new development should also respect its local context and character and historic significance, and be sympathetic to their form, scale and architectural detail such as materials and characteristic features.

We are therefore conscious to develop a proposal that is proportionate and subordinate to the host building and is fully in keeping with the pattern of development in the area, so that the local character and visual amenity of the area will be protected.

2. The impact on the amenity of adjoining occupiers

The height and depth of the development would match the adjoined neighbour almost entirely, without resulting in material loss of sunlight, daylight and privacy or to create an overbearing appearance to the neighbouring occupiers.