



**PLANNING STATEMENT for
A FULL PLANNING APPLICATION at**

129B GRANVILLE ROAD

LONDON

N22 5LS

CONTENTS

1.	INTRODUCTION	3
2.	SITE DESCRIPTION	4
3.	THE PROPOSAL	5
4.	PLANNING POLICY	6
5.	CONCLUSION	7

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1. Introduction

1.1 iPlans has been instructed by Natalie Ibbott to submit a full planning application for an outrigger roof extension to include balcony.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 129B Granville Road, London, N22 5LS accommodates a mid-terrace maisonette.

2.2 Photographs below show the front elevation of the building and the view out onto the outrigger roof from the existing loft level.



2.3 The property façade is rendered, and the fenestrations are uPVC.

3. The Proposal

3.1 This full planning application is for an outrigger roof extension to include balcony.

3.2 The proposed roof extension on the outrigger will come out from part of the main roof. The roof extension will measure 2856mm deep. It will have a sliding door to the rear elevation which will lead out onto a balcony. There will be 1700mm high screening on the side and rear elevation. This will be obscured glazed. The roof extension will have a flat roof with a roof window.

3.3 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Granville Road without significantly affecting the traffic flow.

3.4 Waste from the site will be removed by skips with the appropriate street licences.

3.5 Hours of operation will be in accordance with the good contractors scheme.

4. Relevant Planning Policy

4.1 The Core Strategy, June 2021 Local Plan and Development Management Document have been consulted as part of this planning application.

4.2 Policy CP30 of the Core Strategy states that all development and interventions in the public realm must be high quality and design led.

4.3 Policy DE1 of the June 2021 Local Plan reiterates what is said in Policy CP30 of the Core Strategy.

4.4 Policy DMD 13 of the Development Management Document is with regards to roof extension. It states that they will only be permitted if all of the following criteria are met:

- Be of an appropriate size and location within the roof plane, and in the case of dormers, inset from the eaves, ridge and edges of the roof (insets should normally be between 500-750mm) and
- Be in keeping with the character of the property, and not dominant when viewed from the surrounding area
- Roof extension to the side must not disrupt the character or balance of the property or pair or group of properties of which the dwelling forms a part

4.5 Point 2.4.15 of the Development Management Document states that balconies, wintergardens or roof terraces may be included as private amenity space provision where they would not be detrimental to the privacy of adjoining occupiers. Where noisy and/or there are issues with air quality, wintergardens are preferred above balconies.

5. Conclusion

5.1 The proposal is for an outrigger roof extension to include balcony.

5.2 The outrigger projection is of a depth that will not encroach the 45-degree line. The balcony however would surpass this line however, it will not have a significant impact to amenity level in terms of loss of light to a habitable window, overlooking or loss of privacy. There will be a 1700mm high screening to the side and rear elevations of the balcony. This will be obscured glazed which will still allow light to pass through. The height of the screening will mean there is no overlooking of the neighbouring gardens. The balcony will be a private balcony.

5.3 The overall scale and height of the roof extension is set down from the main roof and will not appear dominant within the roofscape. It will not appear overbearing.

5.4 The proposed materials will match as close as possible to the dwellinghouse so as to protect the character and appearance of the property.

5.5 I therefore would hope you consider this application for approval.