



Planning application:
Design and Access Statement

**202 Sirdar Road
N22 6QX**

or

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202 Sirdar Road, N22 6QX

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1.0 Existing Building and Development Site

1.1

202 Sirdar Road is located towards the South Eastern side of Sirdar Road.
The property is not within a conservation area and is not individually listed

1.2

Number 202 comprises a two storey terraced property. The site already has an existing single storey rear extension with a height of 3m.

1.3

The house has a rear garden bounded by gardens on Boundary Road.

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2.0 Proposed Works

2.1 Client Brief

The clients have recently purchased 202 Sirdar Road as their family home.

The existing rear extension is poorly insulated with single glazed windows and door. To create a warm energy efficient family home they are proposing to replace the existing felt roof with a warm GRP roof with new large double glazed doors to the garden

2.2 Proposal

Adding insulation above the existing joists of the existing extension, adding a new rooflight in the existing extension, changing the existing window to a large door to the garden and the existing narrow doorway into a window. The existing brickwork is to be rendered and a new decked area added. (no higher than 150mm from ground level).

The new insulation to the roof requires the height of the roof to increase by a maximum of 200mm (this could be reduced once opening up works happen on site) and a new parapet to be added to the rear elevation.

3.0 Planning Framework

3.1

The proposed changes to 202 Sirdar Road fall mostly under permitted development: the proposed rooflight, changes to rear fenestration etc. are acceptable within Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.

Any deviations from the permitted developments which require full planning are highlighted in bold below.

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1. The land of 202 Sirdar Road is not designated land.
2. No more than half the area of land around the 'original house' will be covered by additions or other buildings. No increase in footprint is proposed and the existing extension is only
3. There is no extension forward of the principal elevation or side elevation fronting a highway.
4. The site is neither on designated land or a Site of Special Scientific Interest
5. Materials will be of similar appearance to the house.

The original main house is made of brick - which has been painted red - as is the existing extension. To create a better insulated home the proposal is to render the existing rear extension with insulated render. This will match the neighbouring extension at 204 Sirdar Road.

New windows will be aluminium or steel despite existing doors and windows on the house being white uPVC or single glazed aluminium.

6. There is no side extension
7. The extension is within 2m of the boundary and the existing height of the flat roof is already 3m at both boundaries. The proposal will increase this by a maximum of 200mm to allow for new insulation to be added to the existing roof to create a warm roof. A new higher parapet will be added to the existing extension to allow for this increase in height. Please see drawings for additional information.
8. The site is not designated land or a Site of SSI therefore the increased limits for permitted development for a terraced house of between 3m and 6m for a terraced house are applicable. The single-storey rear extension will extend to 4.9m beyond the rear wall of the original house at its furthest point. The proposal is subject to the neighbour consultation scheme.
10. The rear extension will not exceed a height of four metres
11. The maximum eaves and ridge height of the extension is no higher than the existing house.

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3.2 Planning Context

204 Sirdar Road

Reference: HGY/2022/0353

Decision: Approved

Description: Erection of single storey half width rear extension

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4.0 Use, Layout, Scale & Appearance

4.1 Use

The house will continue to be used as a dwelling place. No new bedrooms or bathrooms are proposed as part of the works

4.2 Layout

The layout will remain largely the same with some minor internal changes to create a large kitchen and utility area from the existing double reception room.

4.3 Scale

The existing roof height of 3m will increase by a maximum of 20cm at the rear elevation to allow for a new warm roof to be installed with a parapet to be built against. The rear elevation will increase to a maximum of 3.2m

The existing footprint of the building will not increase.

4.4 Appearance

The existing brickwork will have insulated render added. Visually the existing extension will match the new extension at its neighbour 204 Sirdar Road.



200 Sirdar Road

202 Sirdar Road

204 Sirdar Road

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5.0 Amenity of Neighbouring Properties

Both the neighbouring properties have extensions. The proposed increase in height is minimal and will no impact daylight in either garden.