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DESIGN & ACCESS STATEMENT (Planning Application Stage)

Householder planning application for partial demolition of rear outrigger, construction of ground floor side and rear extension and replacement of the first floor conservatory to an existing family home situated at:

65 Onslow Gardens, London, N10 3JY

23012-A30-003

Rev A 15/04/24
Full Planning Application Submission

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1.0 INTRODUCTION

Householder planning application for partial demolition of rear outrigger, construction of ground floor wraparound extension and replacement of the first floor conservatory to a family home in Onslow Gardens in Haringey.

2.0 THE EXISTING PROPERTY & CONTEXT

LOCAL AREA CONTEXT

The site is located at the lower, eastern end of Onslow Gardens, a residential street running broadly east-west between the B550 and Connaught Gardens. The street slopes downhill from the B550 (west to east).

The site does not sit within a designated Conservation Area.

IMMEDIATE CONTEXT

The house is an end of terrace residential property situated at the lower, eastern end of Onslow Gardens on the south side of the street.

To the west, the property is bordered by 63 Onslow Gardens. This neighbouring house is located further up the hill with the ground floor level positioned around 1.6m higher than 65 Onslow Gardens.

Between the two properties is a double side access route which separates the properties by approx. 2.4 metres. The separation between the outriggers of the two properties is approx. 9 metres.

To the east, the property is bordered by 67 Onslow Gardens. This neighbouring house is located further down the hill.

65 ONSLOW GARDENS, LONDON, N10 3JY

The property is a three storey, four bedroom late Victorian family residence. It has been decades since any meaningful refurbishment of the house has taken place.

The property benefits from a substantial south facing rear garden that borders directly onto Queens Wood to the south.

The rear of the existing house has had no previous extensions at ground floor.

Photographs of the immediate context showing the rear elevation of 65 Onslow Gardens can be found in drawings 23012-3-005.

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3.0 APPLICANT BRIEF

The Applicants have recently purchased the property and are looking to undertake a full refurbishment of the existing house and garden to create a family home to modern standards.

GROUND FLOOR EXTENSION

As part of these works the Applicants would like to extend the existing rear outrigger to both the side and the rear to create additional width to the existing rear rooms at this level.

The purpose of this is to create larger, more usable spaces for the kitchen and dining areas and incorporate a more direct access to the rear garden.

There is ample, local precedent for extensions of this type in the immediate area. A number of these have been listed in Section 6.0.

FIRST FLOOR CONSERVATORY REPLACEMENT

At the end of the existing outrigger at first floor is a conservatory featuring wrap around glazing and a pitched glazed roof. This has been in place for many years and is currently a partially separated kitchenette off the adjacent bedroom. It is not fit for purpose and is visually incongruous at this level. The Applicants would therefore like to replace this with a more traditionally constructed 'solid wall and window' extension to improve the thermal performance of the room at the rear and create a larger bedroom space here.

This application does not include any alterations to the front of the building. As a result, front elevations have not been submitted.

4.0 THE PROPOSED SCHEME

MASSING

GROUND FLOOR REAR & SIDE EXTENSIONS

It is proposed to extend the property out by 2m from the rear of the existing outrigger. The extension will sit approx. 3m above the existing rear garden level local to the extension and align with the boundary between 65 & 67 Onslow Gardens.

It is proposed to wrap the rear extension around the side of the outrigger at the same height to align with the flank wall of the main house. It is proposed as a flat roof extension.

A linear flat rooflight will extend along the length of the side extension.

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FLANK WALL – 1ST FLOOR

This wall will be reconstructed such that the inner face of the wall matches that of the existing wall. As such the new flank wall will sit approx. 100mm closer to the boundary than the existing flank wall.

MATERIALS

GROUND FLOOR REAR & SIDE EXTENSIONS

It is proposed to finish the ground floor extension in brickwork. It will not be possible to perfectly match the existing house but a finish will be chosen that is complimentary to the existing brickwork. This is a common material finish that can be seen on many houses in the immediate vicinity.

FLANK WALL – 1ST FLOOR

This reconstructed wall will be finished in brickwork to match the brickwork used for the proposed ground floor extension below.

WINDOWS

The proposal includes the installation of new sliding doors and windows as shown on the attached drawings.

Windows are proposed as standard metal framed, double glazed units.

Where windows above ground floor directly face 63 Onslow Gardens they will have obscure glazing. This has been indicated on the relevant drawings. The exception to this is the rear corner window at first floor as this is replacing the larger clear windows of the conservatory in the same location.

5.0 NEIGHBOUR AMENITY

GROUND FLOOR EXTENSION - 63 ONSLOW GARDENS

As indicated on the application drawings, the property at 63 Onslow Gardens sits approx. 1.6m higher than No. 65. This largely tempers any negative effect on the amenity to 63 Onslow Gardens as 63 maintains a lofted position relative to 65 Onslow Gardens. This can clearly be seen in drawings 3-312 & 3-320.

GROUND FLOOR EXTENSION - 67 ONSLOW GARDENS

The proposal incorporates an extension 2m beyond the existing rear wall of the outrigger and therefore projects slightly beyond the existing outrigger to 67 which does not currently have a rear extension.

The proposal sits within the 3m depth that would be allowed under a Permitted Development application in the same location and at the 3m height considered acceptable under Permitted Development.

1ST FLOOR CONSERVATORY REPLACEMENT

At first floor the proposal is to remove the existing 'conservatory' style extension and replace this with a new brickwork finish extension. The proposal includes for a corner window facing the woodland beyond. The overall amount of glazing is to be reduced from the existing condition, in turn reducing the overlooking of both neighbouring gardens.

The window detail also reduces the amount of glazing directly facing No. 63. This window will remain in clear glass to match existing.

6.0 LOCAL PRECEDENT

There are a number of recent projects that present a direct precedent for the works submitted for approval in this application:

FLAT 1, 46 ONSLOW GARDENS – HGY/2022/1952 (CONSTRUCTED)

Single storey wraparound extension set approx. 3m beyond the original rear outrigger. This application was granted permission despite a strong objection from the flat above who objected to the proposal on the grounds of loss of trees and mature planting, loss of privacy and safety and the size (Design & Appearance)

54 ONSLOW GARDENS – HGY/2021/0534 (CONSTRUCTED)

Single storey side return extension aligning with flank wall of main house. This is a direct comparison to the enclosed application as the granted extension is situated downhill from the open side neighbour in the same relationship as 63/65 Onslow Gardens.

15 ONSLOW GARDENS – HGY/2021/3354 (CONSTRUCTED)

Single storey side return extension. This indicates that permission is possible for extensions up to the boundary wall in this locality, beyond the footprint proposed under this application.

76 ONSLOW GARDENS – HGY/2019/1286 (CONSTRUCTED)

Single storey wraparound extension set approx. 3m beyond the original rear outrigger. This was granted permission in a location where the existing ground level was higher than that of the open side neighbour at No. 78.

72 ONSLOW GARDENS – HGY/2019/1456 (CONSTRUCTED)

Single storey side extension aligning with the original outrigger. This was granted permission in a location where the existing ground level was higher than that of the open side neighbour at No. 74.

58 ONSLOW GARDENS – HGY/2018/0159 (CONSTRUCTED)

Single storey wraparound extension set approx. 3m beyond the original rear outrigger. This is a direct comparison to the enclosed application as the

granted extension is situated downhill from the open side neighbour in the same relationship as 63/65 Onslow Gardens.

80 ONSLOW GARDENS – HGY/2016/3824 (CONSTRUCTED)

Single storey wraparound extension set approx. 3m beyond the original rear outrigger and visible from the end of the street.

7.0 REFUSE STORAGE/SEWER CONNECTION/TREES

REFUSE STORAGE & COLLECTION

The proposal will not change the existing refuse storage and collection. This will remain through the existing bins at the front of the property.

SEWER CONNECTION

The proposal will not require a new connection to the mains sewer. All new drainage connections will feed into the existing system on site.

TREES

The proposal does not require the removal of any existing trees or large shrubs at 65 Onslow Gardens.

8.0 CONCLUSION

For the following reasons, we believe that this application should be approved:

It has been demonstrated that the proposed ground floor rear and side extension does not have a detrimental effect on the amenity of either neighbour. In the case of 63 Onslow the extension will sit substantially below the lowest habitable level of this neighbour.

Materially the proposal will match the materials of the existing main house.

The proposal will remove a poorly performing rear conservatory at first floor and replace it with smaller glazing maintaining good views for the Client whilst slightly reducing overlooking for each of the neighbours.

There is ample precedent for extensions of this type and larger that have received permission on the same street and in the same relative position to their neighbours.

Overall the rear outrigger will benefit from upgraded insulation and new windows to current Building Regulations standards.