

SUPPORTING PLANNING STATEMENT

37 SIRDAR ROAD, LONDON N22 6QS

**PROPOSED FIRST FLOOR SIDE EXTENSION FOLLOWING RECENTLY APPROVED
SINGLE-STOREY GROUND FLOOR REAR EXTENSION & GARAGE CONVERSION**



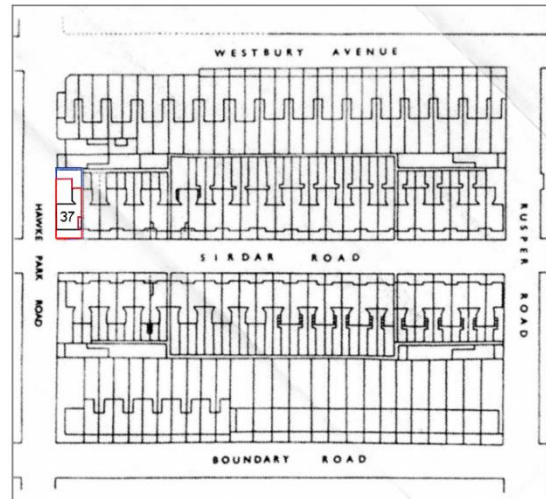
INTRODUCTION

This statement accompanies a householder planning application for the first-floor side extension at 37 Sirdar Road. Planning Permission [ref: HGY/2024/0538] was recently granted to convert the garage and enhance the front elevation of the property. Planning Permission [ref: HGY/2024/1282] was recently granted to extend the ground floor to the rear and include a pitched roof over the converted garage. Together with the proposed first floor side extension, the accommodation will be greatly improved, and the maisonette will become a comfortable and desirable living space for the applicant's young family.

THE SITE & ITS SURROUNDINGS

Number 37 Sirdar Road is a two-storey, end of terrace property, originally constructed and occupied as one of a pair of maisonettes, each with individual front doors, set side-by-side. This type of property is repeated along both sides of this particular length of Sirdar Road. No 37 is positioned at a crossroads where Sirdar Road intersects with Hawke Park Road and is located within an entirely residential area.

The streets in the immediate area are laid out in a grid system. Sirdar Road is the middle road of 3 (Boundary Road and Westbury Avenue included) that run parallel to each other for some considerable length, and which are crossed by a number of other, but much shorter, roads. All the roads in the area are lined with terraced properties from a similar age but which show significant amounts of variation. This variety is displayed not only by differences in the nature of their occupations and in the original architecture between terraced rows, but also as a result of individual alterations and additions to many properties over time. Consequently, much of the area's original unifying features have been eroded.



It is apparent that the area would originally have been largely homogenous but that much has significantly changed over time. The quality and consistency of its original architecture has been lost. Furthermore, although the uniformity of building lines has been retained along the 3 primary roads, the short connecting roads that run perpendicular to them are disparate and with a considerably more varied pattern of development that displays little consistency, either in terms of any original layout or as it has since been modified.



105 Boundary Road – before



105 Boundary Road – today

THE PROPOSAL

Use

The use will not change from single family dwellinghouse. The 2-bedroom ground floor maisonette will become a 3-bedroom dwelling, with a greatly improved internal layout and more generous living spaces that have a better connection with the outdoor amenity area.

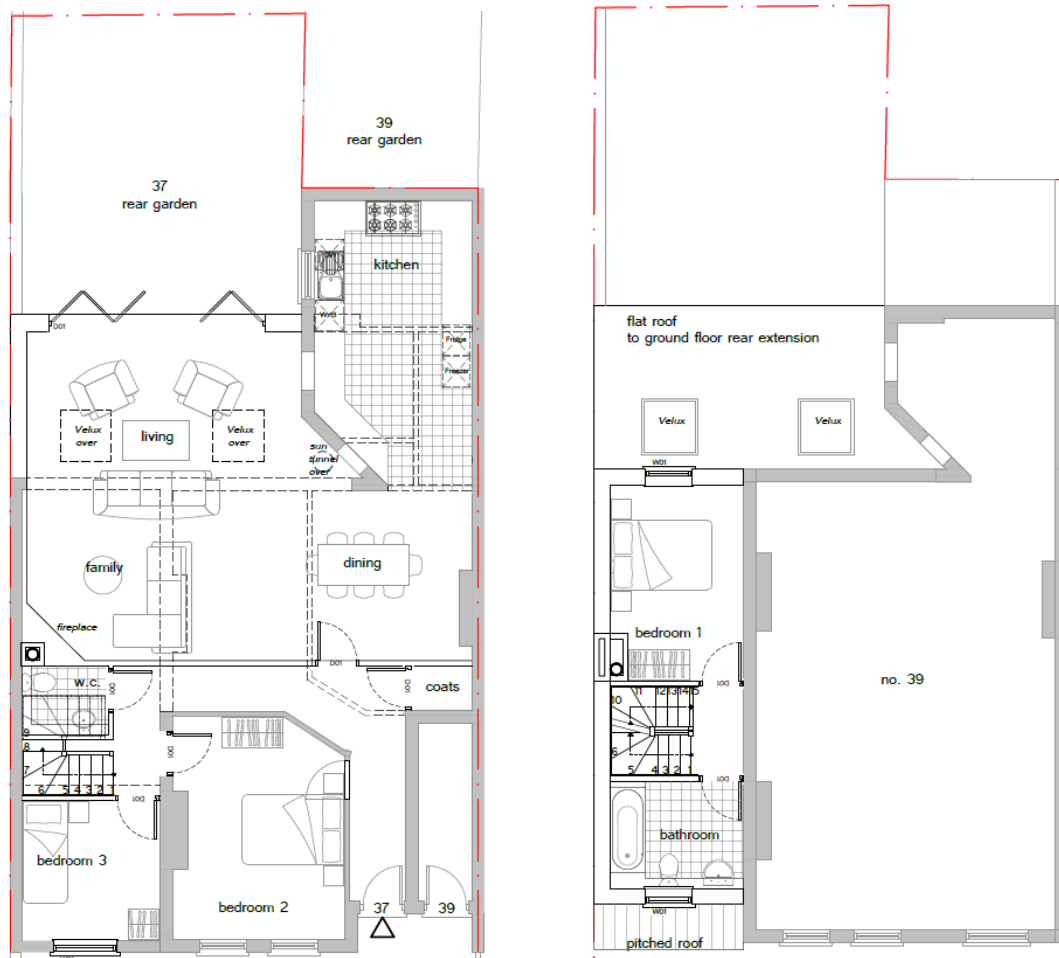
Amount

The amount of development is in keeping with the size of the property. The previously approved extension will add approx.. 16 sqm to the rear of the maisonette. The proposed first-floor side extension at approx.. 21 sqm will include stairs up to a third bedroom and a family bathroom with all bedrooms now grouped in the same part of the home and slightly away from the living accommodation.

Layout

Internally the dwelling will have three bedrooms, one downstairs wc, one first floor family bathroom, a large kitchen and a generous family/living/dining space that would have direct access into the rear garden area.

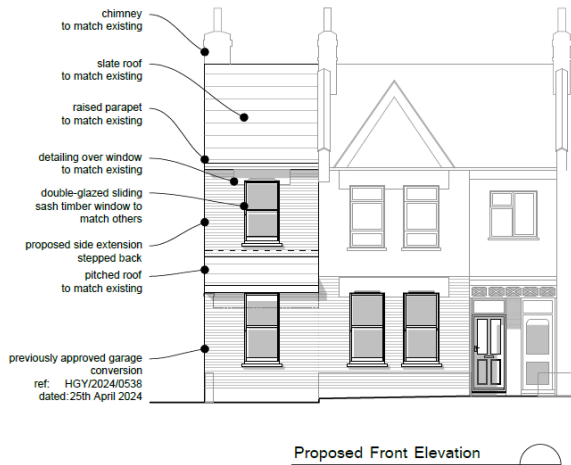
The extended dwelling will be dual aspect with windows and openings to the front and rear on both ground and first floors, providing outlook, natural light and through ventilation to the living spaces.



Scale

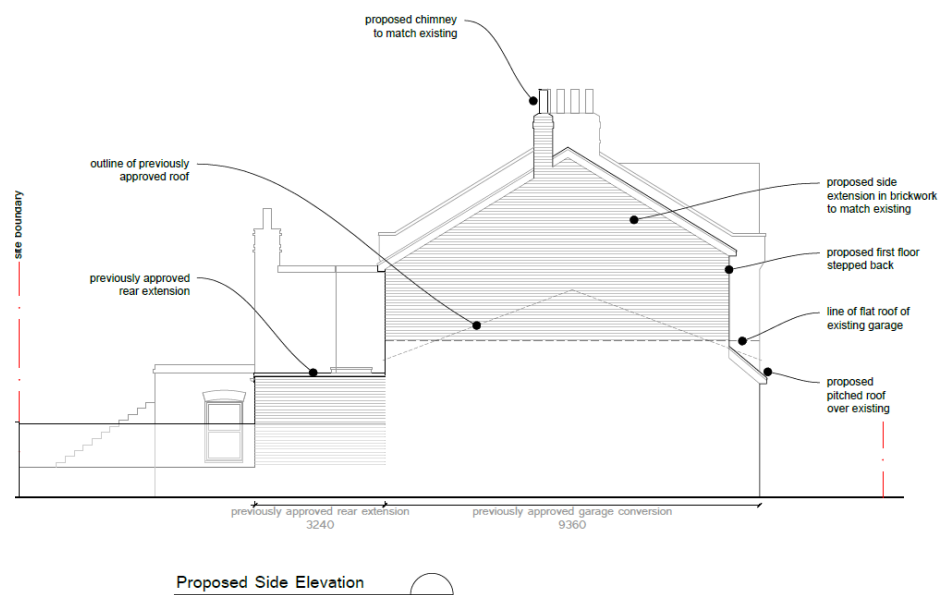
The application proposal is a standard first-floor side extension seen up and down the street and would have minimal impact on the street elevation of Hawke Park Road. The brickwork would be continued to match the existing and the finished heights of ridge and eaves would match the original house. The scale is totally in keeping with the residential neighborhood.

Appearance



The front wall of the side extension is stepped back at first floor level to mirror the original set-back over the front doors on the other side of the gable (now infilled). This allows the detailing - pitch, slates, eaves height, ridge height etc - of the main roof to be matched and extended over the side extension beyond the retained, raised parapet wall.

The proposed rear extension together with the approved garage conversion and new elevations would improve and enhance both the property and the street scene.



The opportunity has been taken to carefully design and improve the existing with attractive elevations that draw upon the influences of the surrounding architecture. The proposal would make an important and positive contribution to the visual qualities of the area.

Landscaping

The rear garden will be landscaped in the usual manner and to the clients' choice.

Access

Pedestrian access to the site would remain as currently exists. There will be improved access from the dwelling to the rear garden via generous bi-folding doors.

ANALYSIS AND CONCLUSION

The application proposal is an opportunity to improve a small-sized dwelling in a manner that will make a positive contribution to visual qualities of the area as well as to the occupier.

The dwelling would be designed to be of high quality and within a sustainable, residential location. It would respect and enhance the character and appearance of the area.