

Supporting Statement for 33 Myrtle Road

The period house is semi-detached, not in a Conservation Area and on the corner with Park Place. Side and rear roof dormer extensions were approved under 21/4181/PS192 and the certificate of lawfulness confirming Permitted Development was issued 25/01/2022. PD requires any side windows to be fixed and obscured below 1.7m internal height. This criterion is to protect privacy to neighbouring properties but in this instance there are no privacy issues due to the corner location, whereby the dormer windows will face a public road (Park Place).

The new 2nd floor side windows as already approved will serve a stair well and bedroom accommodation. Due to the existing roof form it is not possible to have sufficiently sized front or rear windows serving bedrooms that would be proportionate to the traditional period style except on the side facing Park Place.

The prospect of obscured and fixed glass serving habitable rooms is not desirable so this HOT application seeks consent for clear and openable windows which will have no material effect on neighbouring properties. The loft extensions will be no different in massing, shape or materials than those approved under the PS192 and these extensions are currently being constructed on site.

The flank wall of #31 across Park Place is approx. 12m away and has a single clear glass 1st floor window (please note that is part of a 2001 approved 1st floor and is not outlined on the Aurora map):

33 (application property):

31:



location:

GR Place Pin on L

Ruler

units:
area: m²
perimeter: m



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This distance appears to be approx. 2-3m more than between #16/14 Park Lane (left on photograph) to wall of #32 Myrtle Road.



Location:

Ruler

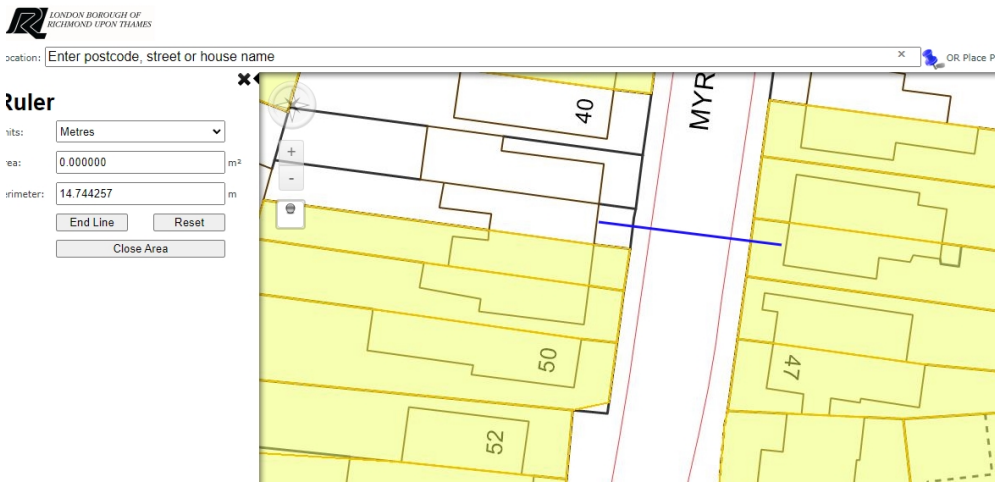
Units:

Area: m²

Perimeter: m



The distance would be only approx. 2m less than the houses with multiple windows facing each other along Myrtle Road.



The application property also has HOT consent for alterations to the existing ground floor extension (21/4180/HOT) which are being carried out on site. These designs are shown on the submitted proposed drawings to allow the overall context to be understood.

A material start has been made on site and therefore the development under PD has taken place. The loft as approved under PD would be no different in appearance than that currently being constructed and would be in character with the street scene and existing house style.

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