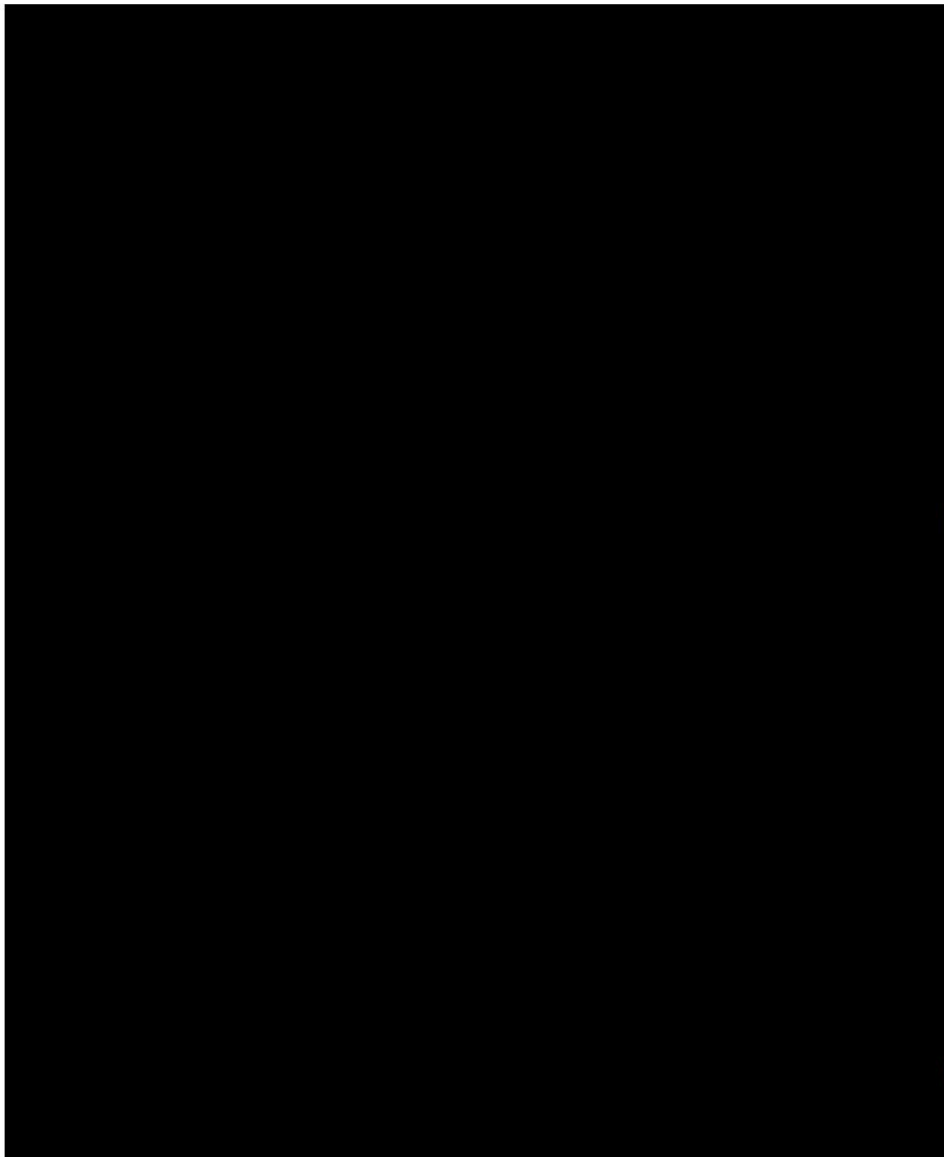


**Design Statement:  
Proposed Extension and Conversion of, 35 Clare Lawn Av, SW14 8BE**



FRONT

REAR

Property Planning History:

Development Management  
Status: GTD Application:01/0311  
Date:24/04/2001 Loft Conversion And Front And Rear Dormer Extensions.

Development Management  
Status: GTD Application:80/0780  
Date:30/09/1980 Erection of single storey rear extension to dining and sitting rooms.

Development Management  
Status: GTD Application:80/1363  
Date:26/01/1981 Erection of a single storey extension at rear.

Development Management  
Status: GTD Application:81/1331  
Date:19/01/1982 Erection of a single storey rear extension.

Development Management  
Status: GTD Application:83/0380  
Date:10/06/1983 Erection of dormer windows at front and rear to create bedroom and bathroom in roofspace. (Amended drawings received 26.5.83).

Development Management

Status: GTD Application:88/0590

Date:25/04/1988 Erection of dormer windows at front and rear to create bedroom and bathroom in roofspace. (Renewal of planning permission ref. 83/0380).

Development Management

Status: REF Application:23/2775/HOT

Date:08/12/2023 Extension at loft level existing 2nd floor. Addition of Pitched roof over existing rear single storey extension to form additional 1st floor accommodation, New green roof over at 2nd floor level.

Development Management

Status: REF Application:23/3396/HOT

Date:13/02/24 Rear hip to gable roof extension, construction of first floor rear extension with accommodation in roof, addition of rooflights and replacement rooftiles.

Addition of roof lanterns to existing single storey projection, alterations to fenestration and alterations to front facade including relocation of front door

DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The application site comprises a two-storey, detached dwellinghouse within East Sheen Village and is subject to the following designations:

- Area susceptible to groundwater flooding
- Protected view (indicative zone) ( View 7 Richmond Park towards St Pauls Cathedral)
- Village (East Sheen Village)
- Village Character Area (Palewell Park, Hertford Avenue and surrounds – Character Area 9 East Sheen Village Planning Guidance Page 33 CHARARREA05/09/01)

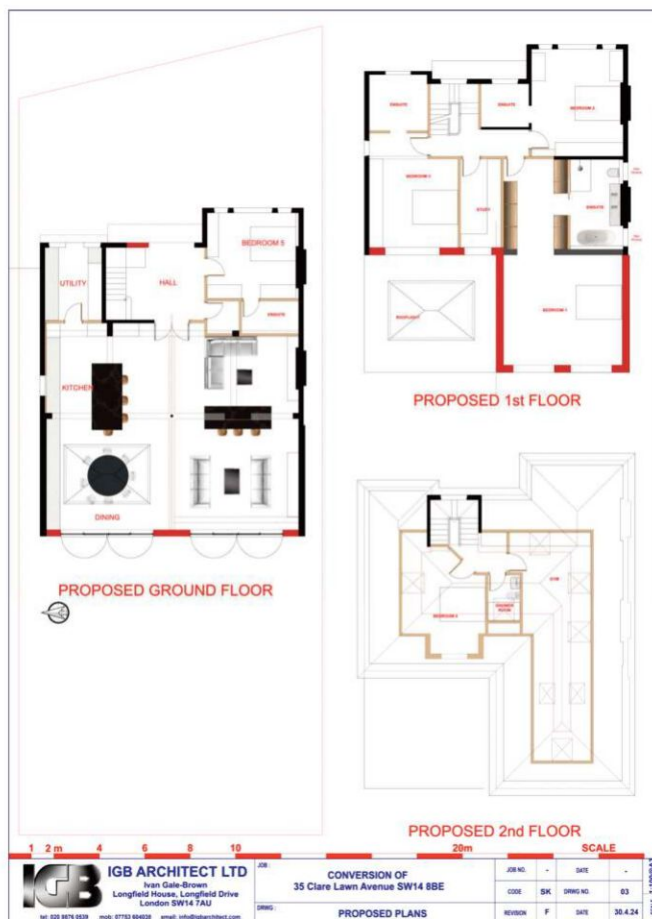
RELEVANT PLANNING HISTORY & DESCRIPTION OF THE PROPOSAL

23/2775/HOT & 23/3396/HOT - Both refused (see above)

The proposed development is a reworking of the previous applications to take account of the reasons for refusal and correct them.

The proposed development comprises a number of roof alterations including a rear dormer, replacement roof tiles and addition of front, side and rear rooflights. The proposal also seeks the addition of a roof extension over the existing single storey rear extension to form additional 1st floor accommodation.

Addition of a roof lantern to the remaining existing single storey projection are also proposed as well as alterations to fenestration and alterations to front facade including relocation of front door.





The size of the proposed rooflights in the rear extension roof remain such that the lower edge of the rooflight would be 1.7m above the internal floor level. This was previously considered sufficient to prevent harmful overlooking towards the properties to the north and south and as such, it was not considered necessary to obscurely glaze these rooflights.

The alterations on the front elevation and the addition of roof lanterns to the rear would not lead to demonstrable harm afforded to neighbouring amenity due to their height, scale and siting.

#### Flood Risk:

The application site is located within flood zone 1, however is located within an area at risk of groundwater flooding. Having regard to the nature of the proposals, no increase in flood risk is anticipated and the proposal is consistent with LP21.

#### Fire Safety

The application has been submitted with a new Fire Statement - previously considered to satisfy the requirements of Policy D12 of the London Plan.