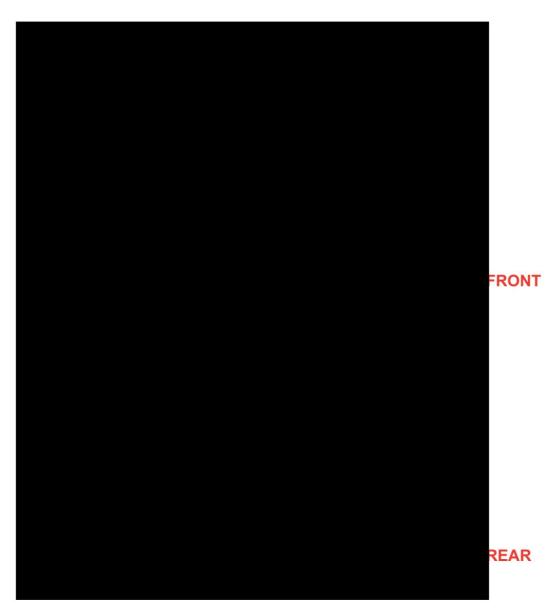
Design Statement: Proposed Extension and Conversion of, 35 Clare Lawn Av, SW14 8BE



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 rooflies.

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)

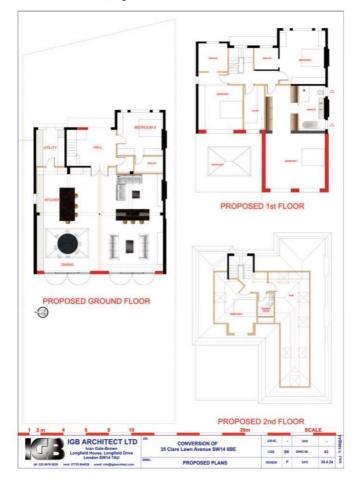
RELEVANT PLANNING HISTORY & DESCRIPTION OF THE PROPOSAL

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 previous application - 23/3396 - proposed a hip to gable extension which it was thought would add significant bulk at roof level given it would extend the width of the property, rather than the depth, which would dominate the proportions of the original roof. This scheme retains the rear hipped roof but adds a dormer to the rear pitch, in similar scale to the existing front one.

The scale of the fenestration has been reduced from the earlier schemes and is more in keeping with the existing house.

The Council's SPD states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

Two storey side and rear extensions should not be greater than half the width of the original building to ensure the extension does not over-dominate the buildings original scale and character.

The extension currently proposed would be ~ 5.1m deep, and would have an eaves height of ~5.36m with a maximum height of ~ 8.6m.

The two storey element of the extension in 23/3396 was placed centrally on the rear elevation while the current proposal sits on the south side of the rear elevation and would be approximately 5.8m wide, which would be just less than half of the width of the original building.

The extension currently proposed has been designed with a hipped end at roof level (previously gable). It would be set down from the main ridge, however its eaves height would match that of the main dwelling.

The combined height, bulk and massing at roof level of this propoed roof extension and the first floor rear extension will appear less dominant and more sympathetic and subordinate to the existing dwelling.

Fewer rooflights are proposed than previously.

A single lantern rooflight is proposed in the remaining existing ground floor flat roof - 2no previously.

The external finishes and design of properties are similar to previously.

Impact on neighbour amenity:

The application site adjoins Nos. 37 and 33 Clare Lawn Avenue to the north and south respectively. To the west the site backs on to the side of No. 31 Clare Lawn Avenue.

By moving the 2 story rear extension to the south side of the property, the impact on No 37 is reduced considerably. No 33 only has a single side windo won its north side, set well forward, so the impact of the revised 2 storey extension would be minimal.

A Daylight Report has been prepared for both sides by Sunlight Assessments UK - attached herewith - which concludes that neither 33 nor 37 would experience noticeable reduction in daylight or sunlight as set out in the BRE guidelines and there are no grounds for rejection in relation to this.

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.