

PLANNING STATEMENT

Proposal Address: 66 First Avenue, London, SW14 8SR

Description & Statement:

The proposal at 66 First Avenue relates to alterations to the rear glazing and replacement of glass roof over the existing ground floor side infill extension and the erection of a rear dormer extension at loft level above the two-storey rear outrigger to a terraced house, under the Policies for Permitted Development.

The proposed rear dormer extension at loft level over the two-storey rear outrigger will adjoin the existing rear dormer over the main house, with both combined developments falling within the 40 cubic metres of volume allowance for terraced houses. The existing dormer over the main house has been internally reconfigured to accommodate valuable space for 2 bedrooms at loft level, with an additional family bathroom located within the new rear dormer over the two-storey outrigger.

At ground level, the existing rear opening and rear window are being replaced with a wider opening, allowing for better connection to the garden, as well as a longer window, helping to improve the quality of daylight received internally. The rear glazing consists of a Crittall-style that matches the traditional Victorian characteristics across the property. The glass roof over the existing side extension at ground level is proposed to be replaced in the same position and will not increase the height of the existing extension. The current use of the property is residential and will remain unchanged by the proposed development.

We consider that the application should be granted under permitted development for this proposal for the following reasons:

- The proposed rear dormer loft extension over the two-storey outrigger roof, combined with the existing dormer over the main house, are within the volume allowance of 40 cubic metres for terraced houses.
- The proposed rear dormer loft extension over the two-storey outrigger roof does not extend beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
- The proposed rear dormer loft extension does not extend beyond the highest part of the roof.
- No verandas, balconies or raised platforms are proposed.
- The roof extension is to be set back at least 20cm from the original eaves to the side and rear.
- The roof extension does not overhang the outer face of the wall of the original house.
- Proposed Materials of the development are to be similar in appearance to the existing house.

We have provided, along with this application, drawings of the existing and proposed development which demonstrates our compliance with the Permitted Development guidelines. Should you require any further information, please do not hesitate to contact the agent.