

SUPPLEMENTARY DESIGN STATEMENT: 1 LIMES AVENUE LONDON, SW13 0HG

1.0 - Property, site context and surroundings

1.1 The application site lies on the left side as the first house on Lime Avenue and is an end of terraced, two storey dwelling,

1.2 Existing house built of London Stock with slate roof, it is believed that it is late Victorian/early Edwardian.

1.3 The property is modestly sized, it has a bathroom on the ground floor to the rear, with the staircase off the living room.

1.4 The property does not lie within a conservation area.

2.0 - Relevant Planning History

2.1 The end of terrace house has changed little over the years, there have been some small alterations to windows and the front and rear garden.

2.2 it does not appear to have any relevant planning history.

3.0 - The Proposals

The proposals are part of the applicant's plans to enlarge, improve and upgrade the existing house.

and comprise of:

- A ground-floor side extension
- A ground-floor rear extension
- Remodelling of the external amenity
- Internal remodelling including relocation of the stair

4.0 Planning Assessment:

The main considerations are design and impact on amenity

4.1 Design:

4.1.1 The extensions have been modestly designed to more ground floorspace more in keeping with a 21st century lifestyle.

4.1.1.1 The scale and height of the composition is similar to that of extensions constructed locally and in line with policy.

4.1.1.2 The proposals have little to no impact on the street scene and are discreetly located to the side and rear of the property.

4.1.2 The ground floor side and rear extensions follows recommendations set out within the supplementary planning guidance:

4.1.2.1 It has been set back one metre from the side boundary of the site so as to avoid a terracing effect and allow views between the properties

4.2 Amenity:

4.2.1 The proposals are in line with policy guidelines “Privacy and Space Between Buildings”:

4.2.1.1 The new extensions are sufficiently set back from site boundary.

4.2.1.2 Due to site orientation, the proposals will have no adverse impact on sunlight or daylight to neighbouring properties.

4.2.1.3 The existing house has windows to the flank wall facing the adjacent neighbour