

PROPOSALS

2.1 NEW S73 APPLICATION - EXTERNAL CHANGES (CONTINUED)

(D) Roof Terraces

A S73 application was submitted in July 2024 to add a second floor extension. It was refused (ref. 24/1725/VRC) in August 2024 citing the following reason:

Space By virtue of a lack of sufficient, private, usable, functional, safe and easily accessible from living areas outdoor amenity space, the proposal would result in substandard residential accommodation inappropriate for modern day living. As such, the proposal fails to comply with the outcomes sought by the NPPF (2023), London Plan (2021), the policies within the Local Plan (2018), in particular Policy LP 35, and the Residential Development Standards SPD (2010) and Policy 13 of the emerging draft Local Plan (Regulation 19)

In respect of the above, this S73 application seeks to introduce private amenity space for the second floor flats in the form of two roof terraces (refer to Figure 10). The applicant is also very mindful of a previous refusal of roof terraces (ref: 21/0724/VRC) therefore the roof terraces have been re-designed to respond to the local authorities concerns in the following ways;

Both roof terraces are 14sqm smaller each and set in considerably from the sides to ensure they are not visible from the street in front or at the ends of the parade of shops.

Refer to the sight line drawing (Figure 17) and street views (Figures 13 and 14). Whilst they are partly visible from the rear, the balustrades are frameless glass which diminishes any visual impact from rear or longer views. Refer to Figure 16 for an example image of a frameless glass balustrade.

As noted above, the addition of private amenity space for the second floor flats in this S73 application is in response to the LBRuT reason for refusal (ref. 24/1725/VRC) and will serve to provide higher quality accommodation. However, the applicant is open to altering the drawings mid-application to remove these roof terraces if requested.



Figure 13 - Amended front view architectural CGI (subject of this S73 application)



Figure 14 - Amended front view architectural CGI (subject of this S73 application)