Dear Sir or Madam,

RE: 111 Finborough Road, SW10 9DU

DESIGN & ACCESS STATEMENT

1. The Property

111 Finborough Road is a four-storey property set within a Victorian terrace.

Planning permission was granted in 2017 for an additional storey at roof level (ref: PP/17/06796). Planning permission was also granted in 2018 for a double storey rear closet wing extension (ref:18/04657).

The property is situated within the Boltons conservation area and it is not listed.

2. The Proposal

The proposal involves the creation of:

- Rear extension to the closet wing at third floor level with roof terrace above; extension to match that of neighbouring property at no.113 Finborough Road.
- Roof terrace balustrade to be metal railings painted black (to match height and style of those at no.113).
- Access to proposed terrace via proposed rear dormer, French doors to be timber painted white.

3. Conclusion

Overall it is not considered that the proposed extension will have any negative impact upon the neighbouring properties, more specifically it will not restrict their access to sunlight, nor will it reduce their amenity.

As an almost identical extension has already been built directly adjacent at no.113 the proposal for no.111 will help to create a more uniform closet wing within the immediate terrace.
FLOOD RISK

- The proposal does not affect the lower floors, nor does it increase the chances of flooding to the property or immediate surroundings.