

The Council's Planning Authority refused our application 45169/APP/2016/124 for the proposed extension of 15 St Lawrence Drive, HA5 2RL, on the grounds that:

*"The proposed single storey/two storey side extension, by reason of its size, scale, bulk and proximity to the side boundary, would result in a closing of the visually open gap between it and the neighbouring property, 17 St Lawrence Drive, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and would fail to preserve or enhance the character and appearance of the wider Eastcote Park Estate Conservation Area."*

The original planning application for the development was made in January 2016. Following that submission, the Planning Officer informally made a number of comments regarding the design and suggested various modifications in order to meet the requirements of the Conservation Officer.

These suggestions were incorporated in the design, resulting in the final version which was submitted for consideration by the Planning Officer on 14 July 2016.

*Please note that, whilst the attached digitally enhanced photograph (originally submitted in January 2016), gives a reasonably accurate impression of the scale of the proposed extension, it has not been modified to remove the detailing around the windows nor to include the addition of cladding to the upper part of the front elevation. These changes are shown in the revised plans (dated and submitted in June 2016).*

*For clarity, the original design statement that was submitted in January 2016, has also been updated to reflect the changes that were incorporated in the resubmission in June 2016. That amended design statement is attached as part of this appeal.*

The Council had previously suggested that the side extension to the first-floor of the original property should be kept 1.5metres from the boundary with 17 St Lawrence Drive in order to avoid the 'cramped' look mentioned in the refusal.

Reducing the side extension of the first floor in this way would increase the gap between the two properties by 500mm, or approximately 10%, which we believe will have little or no perceived effect on the gap between the houses. In our opinion it will however, severely compromise the internal layout and adversely affect the overall 'balance' of the design.

Approximately 5 years ago, the semi-detached property at 17 St Lawrence Drive was considerably enlarged by extensions to the rear and side, such that at first-floor its side wall is almost exactly 4 metres from the boundary. Our proposed side extension would, in its present form, leave a gap of almost 5 metres between the two buildings.

One of the Conservation Officer's key requirements was that the newly extended property should have a balanced look, and to that end we were advised to ensure that the single-storey components at either side of the forward extension were brought forward to the same building line. The two-storey element of the proposed design is positioned centrally in the ground-floor plan to help achieve symmetry.

Reducing the width of the component above the garage will lead to considerable asymmetry in the overall design. It will make it impossible to incorporate a forward-facing window in that element of the main building, which will further upset the balanced look we have strived to achieve.

For these reasons, we respectfully request that the Council look again at our application and grant us permission to go ahead.