

Planning Statement: Addendum July 2017

For

Conversion and Extension of Existing 4-Bedroom Dwelling into Two Dwellings, & Construction of New 4-bedroom Dwelling.

at

52 Field End Road, Eastcote, HA5 2QN

Introduction

This document has been prepared to explain the minor alterations to the design for above proposal, it only comments on the alterations all other element of the original planning statement remain unchanged; it is to be read in conjunction with the drawings and documents listed here:

- 1610: os01 – Location plan
- 1610: 01 C – Existing Property and Site
- 1610: PL01 E – Alterations to Existing Property
- 1610: PL02 E – Proposed New Property
- 1610: PL03 E – Highway Drawing and Site Section
- 1610: PL04 E – Landscaping, Boundary Treatments, Lifetime Homes
- 1610: PL05 E – Site Plan, Showing First Floor Layouts
- 1610: LTH01 E – Lifetime Homes Information

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1.0 – Planning Statement

1.1 – Proposal

The proposed development consists of two main elements; extension and conversion of the existing 4-bedroom dwelling into two dwellings (one 2-bedroom referred to as plot 1, one 1-bedroom referred to as plot 2), and the construction of a new 4-bedroom dwelling (referred to as plot 3) in the rear garden. The proposal will produce two additional dwellings.

The design requires the removal of the existing detached garage to gain access to the rear portion of land.

1.2 – Minor Alterations to Design

Following feedback from the planning officer (Liz Arnold) the following minor alterations were adjusted:

- First floor layout is adjusted
 - These alterations ensure the “21m overlooking rule” for first floor habitable room is complied with (See PL05 E)
 - The first floor still consists of 1no. Double Bedroom with En Suite, 1no. Double Bedroom, and 1no. Single Bedroom. The building remains a 3 bedroom 5 person house
 - The new layout still complies with lifetime home standards.
 - The change to layout has led to repositioning, removal and addition of windows.
- Window alterations
 - Bedroom 1 – layout reconfigured to move the main bedroom to the centre of the property, and the en suite to rear of property. The bedroom retains a side facing (south-western) window and complies with 21m overlooking rule. The en suite is provided with a unopenable obscured window facing the rear.
 - Bedroom 2 - Front facing (south-eastern) window to be removed (to help avoid ‘perceived’ overlooking). Side facing (south-western) window is retained and complies with 21m overlooking rule.
 - Bedroom 3 – single bedroom repositioned to right hand rear of the property with new side facing (north-eastern) window is retained and complies with 21m overlooking rule.
 - Ground floor WC – the window position is moved along the elevation to reflect the change in WC positioning.
- Alterations to internal lifetime homes (LTH) elements (see drawing LTH01 E)
 - Staircase alteration still complies with LTH.
 - Position of lift knockout panel position moved to living room at ground floor and still aligns in main bedroom (1), complying with LTH.
 - Bedroom 1 complied with LTH as it has a large shower room, and provided ample space for wheelchair access/circulation and hoist manoeuvring, even with the potential lift in place.

1.3 - Conclusion

The building footprint, floor areas, envelope, and position remain unchanged; as do the types of accommodation spaces and their relative sizes. The layout change has led to altering of window positions, all of which either maintain or improve the impact of the said windows on neighbouring amenity. The external appearance of the building remains unchanged; save for the alterations to window positions.