

DESIGN AND ACCESS STATEMENT

106 Northwood Road, Harefield UB9 6PS

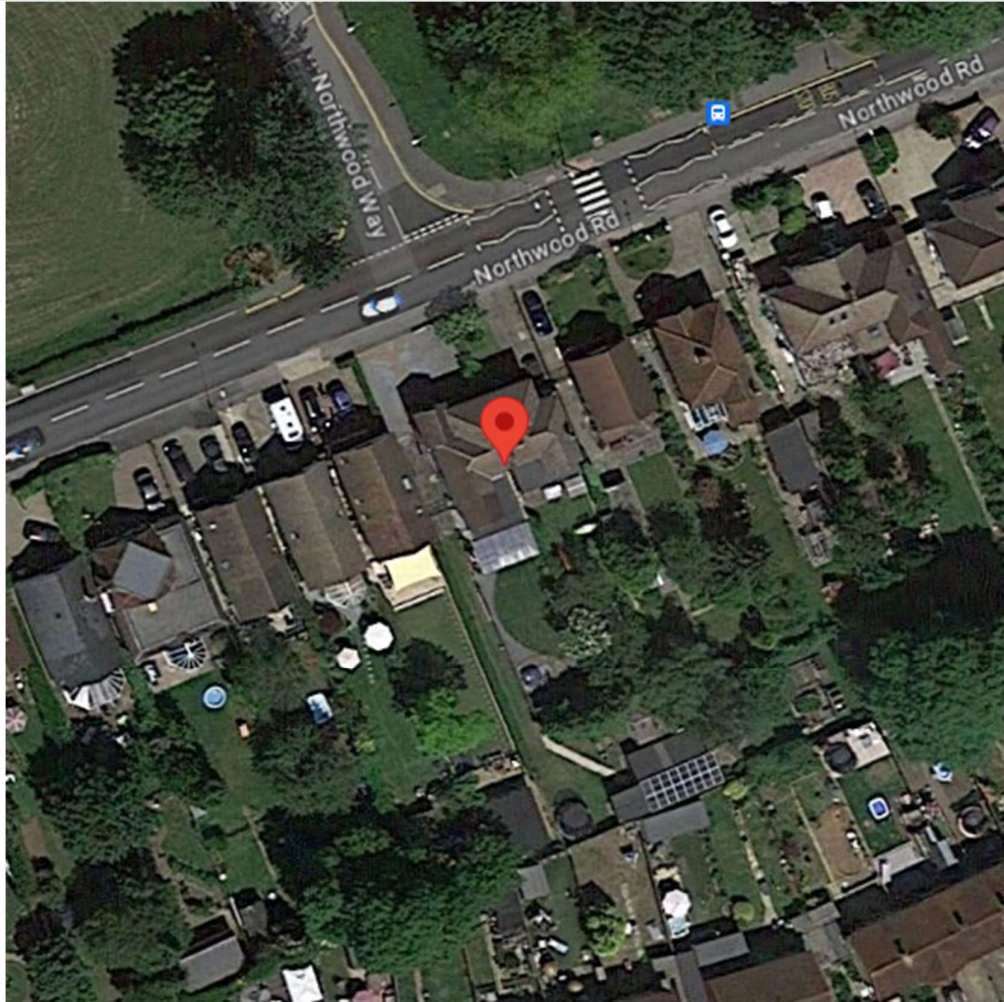


Existing Front Elevation – 106 Northwood Road

1. INTRODUCTION

This Planning Application proposes add a rear dormer to an existing approval for a hip to gable roof extension at the above address to provide an additional Bedroom and En-Suite at loft level.

This Design and Access Statement has been prepared in accordance with the Department of Communities and Local Governments (DCLG) Circular 01/2006 which requires applications to be accompanied by a Design and Access Statement. Reference has also been made to Commission for Architecture and the Built Environments (CABE) guidance on Design and Access Statements: How to write, read and use them” (CABE 2006).



Reference - Google Maps Aerial

2. SITE LOCATION AND CONTEXT

The application site sits between numbers 104 and 108 Northwood Road. Approval has recently been given for a hip to gable roof extension reference 10415/APP/2023/3450. This proposal aims to construct a rear dormer, similar to that recently approved at 70 Northwood Road, and also similar to the majority of rear dormers constructed (i.e full height and width)

3. DESIGN PROPOSAL

The proposal, taking into account the previously approved hip-to-gable roof extension with front rooflights, concerns the addition of a tile hung rear dormer. This dormer would not detrimentally affect the streetscene or the neighbours to either side. The materials

will match the existing and will provide an additional well proportioned Bedroom and En-Suite.

4. USE

The proposed use is to continue as C3 dwelling.

5. AMOUNTS

The existing gross internal area is 140m². The proposed addition at 2nd floor level will add 26m².

6. SCALE

The scale and layout of the proposal takes into account the size and shape of the existing property and the local examples of similar rear dormers constructed under Permitted Development.

7. ACCESS

The access for the property is to be retained as existing.

8. SUMMARY

Taking into account the local examples of similar rear dormers and the fact that the streetscene will not be affected, nor the neighbours at each side, we believe that this application should be recommended for approval.

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