



DESIGN ACCESS & HERITAGE STATEMENT

STAAC REFERENCE: 22112

45 St Lawrence Drive, Pinner HA5 2RW

Attached Garage conversion with new wall and window to match existing, single storey rear kitchen extension with flat roof, new front steps, new rear patio with new rear gardens step, replacement of windows white to match existing, replacement of roof tiles to match existing and associated works

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1. INTRODUCTION

This Design and Access Statement is to seek home owner planning approval for the below works:

- Attached Garage conversion for bedroom en-suite
- New wall to replace garage door with new window
- Single storey rear kitchen extension with flat roof
- New replacement front garden access steps
- New higher level rear patio with new rear gardens step
- Replacement of old windows white to match existing
- Replacement of old roof tiles to match existing

STAAC are acting as agents for the applicants and will be more than happy to answer any queries or address any issues or provide additional information to Council have regarding the application, the design of the building or any queries relating to the proposed works.

The proposal would be integrated into the existing building and would provide a larger kitchen and allow for a separate utility area. The garage conversion provides a bedroom en suite for elderly parents. The existing front steps are unsafe and will be replaced to provide better safer access. The existing windows are old and drafty so will be replaced to improve the insulation and energy consumption of the property. The roof tiles will also be replaced due to their poor condition.

Other supporting documents submitted as part of this application will include;

- Location Plan
- Existing Site Plan
- Existing Floor Plan
- Existing Elevations
- Proposed Elevations
- Proposed Floor Plan
- Proposed Block Plan

2. PLANNING POLICY

This assessment has been compiled using the guidelines produced by The National Planning Policy Framework (NPPF)

The following planning policies have been considering for the development of first floor side to rear extension and proposed roof alterations to form pitched roof dormer window.

The following Local Plan Policies are considered relevant to the application:-

Design specific policies considered:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

3. SITE CONTEXT

Application Site

This property is a two-storey semi-detached house with a hipped pitched cat slide roof and brick & render finish. The property is currently a three-bedroom semi-detached house with a single attached garage to the side. It is in use as a single-family dwelling.

The front garden is landscaped with a driveway to one side providing 1.5 parking spaces. There is an enclosed garden to the rear. The street scene is characterised by semi-detached properties of varying design. The site lies within the Eastcote Park Estate Conservation Area.

PROPOSAL

- Attached Garage conversion for bedroom en-suite
- New wall to replace garage door with new window
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DESIGN

The proposal is to convert the attached garage to provide a new bedroom with en-suite. This will provide ground floor accommodation for elderly relatives. The garage door is to be replaced with materials and window to match existing.

The single storey rear extension is modest and measure 4m across going 3m out. The roof is proposed to be flat roof extending just over 3m from ground level and cannot be viewed from the highway. The proposed rear extension is set back from the rear of the neighbouring property at No. 47. The finish is to be rendered to match existing with dark grey doors only visible from the rear garden.

The windows and roof tiles are in need of repair and require replacing.

MATERIAL

- The new replacement windows are to be white to match existing
- The replacement roof tiles are to be red clay to match existing
- All external facing materials, treatments and finishes shall be like those of the original building.
- The new extension roof is a flat roof with modern felt covering with facing boards to match existing.

ACCESS:

The property is access St Lawrence Drive via the private driveway.

IMPACT ON NEIGHBOURS:

The proposal would not result in an adverse impact on any adjoining occupiers in terms of increased noise and disturbance or loss of outlook, privacy and light. The property most affected is the un-attached neighbour at No. 47. No.47 is a single storey bungalow set at a lower level. There are 2 windows on the side of the property facing the proposed extension which are obscure glazed. The extension is set away from the boundary and the gap between the properties are maintained. The extension is set back from the rear of No. 47 and therefore does not affect the amenity space.

The garage conversion is sympathetic has no adverse effect on neighbouring properties

4. CONCLUSION

The proposed extension is to the rear and does not affect the street scene maintaining the character of local properties.

There are numerous Garage conversions on St Lawrence Drive, the replacement wall and window is in harmony with the host building.

Impact on Neighbours: The rear extension is set back from the neighbouring property at No.47 and would not result in an adverse impact on any neighbouring occupiers in terms of increased noise and disturbance or loss of outlook, privacy and light.

Landscaping: The proposal would not result in harm to any significant trees within or adjoining the site.