

5A THE BROADWALK, NORTHWOOD, HA6 2TZ



Demolition of existing extension, terrace and steps and erection of partial single storey and partial two storey rear extension with rear terrace and steps.

February 2024

REF: 671-P-DAS

1. Proposal Summary

This application seeks planning permission for the attached proposals which include the erection of a partial two-storey and partial single storey rear extension to the existing detached dwelling at the application address. The existing rear single storey extension, terrace and steps is to be demolished. Alterations to existing fenestration are also proposed. A new rear terrace and steps will be formed at the rear of the new extension to facilitate access from the garden to the house. The new proposals seek to modernise the home and provide additional living accommodation for the applicant's family.

2. Site Location and Description

The application site is located on the south-eastern side of The Broadwalk, within the Copse Wood Estate, Northwood. The existing houses on this estate are all detached and although predominantly traditional in appearance, they do vary in their design. Flanking relationships on the estate are quite close, although not immediately evident and disguised by the presence of mature hedges and trees. The appearance of the estate is one of being well maintained and attractive.

The application site currently supports one detached house with integral garage, the footprint of which extends the full width of the site. It is adjoined by two large detached houses.

Site topography of the site is not flat, it falls front to rear by approximately 4.50m. This over a distance of 66m equates to an external site gradient of approximately 1 in 15. This gradient on approach to the level threshold of a house is acceptable for wheelchairs.

The rear garden is large. It is laid to lawn and contains a large oak tree, a number of smaller hornbeams, silver birches and mature hedgerows. None of these trees are impacted by this proposal.



The rear garden is quite large and it is mainly grassed with a number trees and hedges.



The existing house features a rear extension and raised terrace with steps to the garden



The neighbouring house at no 7 projects rearwards of the host property, and is not adversely impacted by the proposed two-storey extension.

3. Design

The existing building is to be extended to the rear with a partial single storey and partial two storey rear extension.

The single storey rear extension will be 4.57m deep and will feature a parapet style roof with pressed aluminium capping. It will be brick faced with contemporary aluminium sliding doors and fixed glazing. The extension height from dpc to the parapet capping is 3.3m.

The two storey rear extension will be 4.9m deep and will feature a hipped roof, pitched to match the existing house and finished with a concrete roof tile to match the existing. The extension will also be brick faced and will feature contemporary aluminium windows, which will also be matched by replacement windows on the existing house at first floor level.

The two storey extension is set 1.7m away from the shared boundary and does not compromise the 45 degree line of site taken from the neighbouring dwelling at no 7. The single storey extension is set 1m away from the boundary and does not impact the neighbouring dwelling at no 5, which is set some way off the boundary.

HDAS guidance specifies that all two storey extensions should be limited to 4m in depth and that they should appear 'sub-ordinate' to the existing house. It should be noted however that HDAS guidance was written based on the typical suburban property and garden size, whereas the Copse Wood Estate features much larger properties with wider gardens and more space between properties.

The context of this site is a moderate sized property flanked by two large properties, all of which are set within very spacious gardens. The rear building line of the properties along The Broadwalk, vary significantly in depth and the proposed extension does, although deeper than 4m, harmonise with both the existing building and its immediate and wider neighbours.

The extension would not be visible from the street and therefore does not impact the existing street scene. The extension would be visible from neighbouring rear gardens, however it would appear sub-ordinate and does not dominate the existing house.

The rear terrace mimics the existing terrace design and facilitates level access from the house to the patio, before stepping into the lower garden. The sloped nature of the site means that the terrace is an inevitable design feature that cannot be avoided and it is also characteristic of properties in this area.

Natural boundary screening has been introduced to the edge of the terrace to ensure it does not facilitate any overlooking into neighbouring gardens.

4. Trees

Although a number of large non-native, coniferous trees existing within the neighbouring garden, they are not protected and will not be removed as a result of this proposal.

Protected trees of higher value existing within the rear garden, but significantly far enough into the rear garden to ensure they are not impacted in any way by the proposed extension.

5. Parking

An additional bedroom is proposed but the required car parking provision can still be met on the existing front drive.

6. Conclusion

In conclusion, it is felt that although the extension does not meet the generic guidance within HDAS, the extension does not have an adverse impact on neighbours through overshadowing, loss of outlook or light and fits comfortably into the rear street scene of properties along The Broadwalk. It has also been designed carefully to ensure it remains sub-ordinate to the existing property in terms of height and scale.

The design of the proposed extensions will help to not only maintain but greatly enhance the architectural quality and character of not only existing house but also the 'Copse Wood Estate' Area of Special Local Character it sits within.

We hope that the both the council and conservation area panel will look favourably upon the proposal, acknowledging the high quality design and architectural contribution to the property, and we look forward to discussing the proposal with them.

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Jack Dusek & Co
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