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Site of 1 Harlyn Drive, Pinner, HA5 2DF, Planning statement,

The Site & Surrounding

The site is situated on the North East of side of Harlyn Drive. The property is semi-detached which sits on a large corner plot.

The property is not a listed building nor is it within a Conservation Area.

The building is currently being used as a single family dwelling.

Principle of Development

The applicant seeks permission to construct two storey side and two storey rear extension and permission to convert the single family dwelling into 3 self-contained units.

Design

Parameters:

The property benefits from permission under planning reference 16932/APP/2018/454 for a two storey side and single storey rear extension. The new design proposed 3.6m on the ground floor rear extension where 3.5m was previously granted. We do not foresee any issues with this following current guidelines. We have added

a first floor rear projection extending 3m from the original first floor wall of the property. Again we cannot foresee any issues with this element. We have designed the width of this to be less than half the width of the original property and will clear from any neighbouring habitable window. Our rear dormer has been designed 1m inside of our boundary, 1m up the original roof slope and 1m and 300mm down from the top of the ridge. We again feel this is a generous allowance considering current policies and guidelines.

Internal:

The layout has been carefully designed to meet the floor area allowance and not to harm or effect the street in its current form. There is one communal entrance where the ground floor flat is entered adjacent to the communal staircase. This is a generous 3 bedroom family unit with over 103m² of floor space. Flat 2 is entered on the first floor of the existing house and will benefit from the proposed loft conversion. Flat 3 is a one person studio entered on the first floor using the first floor side extension.

Parking:

Our proposal includes the extension of the vehicular crossover towards the rear of the property crossing Haryln Drive. We are also proposing to remove the second crossover in existence which the property benefits. This will allow 4 cars to be parked on the property itself not having any impact on street congestion.

Amenity:

The ground floor flat will have its own rear garden where the other 2 flats will have one communal garden accessed from the side of the house.

Conclusion:

Having reviewed current guidelines and policies we feel the proposal should be acceptable and will offer a good size family unit with two other units instead one a single family dwelling. We do not feel impact in the surrounding areas will be effected.