



PLANNING STATEMENT

55 Kewferry Road, Northwood, HA6 2PQ

Proposal: Front double storey extension, rear GF and side double and single storey extension with a loft conversion via a crown roof, solar panels and front boundary treatment change.

1.0 Introduction

This Planning Statement is submitted in support of a planning application for alterations and extensions to 55 Kewferry Road. The proposal seeks to complete the development potential previously approved for the site while introducing a refined architectural design that responds positively to the local streetscape and significantly improves the functionality of the dwelling.

The scheme comprises:

- Completion of a double storey front extension (as previously approved under ref: 17364/APP/2011/2202);
- A loft conversion utilising a crown roof in place of the previously approved rear dormer;
- Demolition of an oversized detached garage and an independent shed;
- Construction of a new ground floor side extension to house a garage, utility, gym, and artist studio;
- A modest first floor side extension, set back and subservient to the main dwelling; and
- A ground floor rear extension of 5m depth.

The application demonstrates that the proposed development respects the character of the area, safeguards residential amenity, and provides high-quality living accommodation consistent with the policies of the development plan.

2.0 The Site and Context

55 Kewferry Road is a two-storey, four-bedroom detached property situated on a generous plot with a wide frontage and a deep rear garden. The existing dwelling currently incorporates a ground floor rear extension and a ground floor front entrance extension, implemented under the previous planning permission. However, the full scope of that permission—in particular, the two-storey front extension and the roof conversion—was not completed by the previous owner.

Contextual Analysis – Prevalence of Crown Roofs

A detailed survey of the immediate streetscape confirms that the crown roof is a well-established and repeated architectural feature in the vicinity of the application site. This form of roof extension is not an anomaly but a characteristic element of the local vernacular, appearing on both sides of Kewferry Road and on properties immediately to the rear.

The following properties exhibit crown roofs, as evidenced by Google Street View and site observations:

- Same side of Kewferry Road (adjacent and nearby):
- 59, 61, 63, 65, 67, 69 Kewferry Road (the terrace continuing from No. 59); also 49, 23, and 15 Kewferry Road.
- Opposite side of Kewferry Road:
- 56, 52, 38, 30, 28 Kewferry Road.
- Immediate rear (Elbury Road):
- 2 Elbury Road, which lies directly behind No. 55 and currently shows a crown roof under construction.

This concentration of crown roofs—spanning a range of house types and orientations—demonstrates that the local planning authority has historically accepted this roof form as a sympathetic and visually appropriate method of increasing habitable roof space. The proposal therefore seeks to align with this established local character.

3.0 Planning History

The site has a relevant planning history that establishes a clear precedent for development on this plot.

- Reference: 17364/APP/2011/2202 (Approved 2011)
- This application granted permission for:
- A part two-storey, part single-storey side/rear extension;
- A two-storey front extension;
- Conversion of the roof space to habitable use, including a rear dormer;
- Demolition of the existing side extension.

Status of Existing Permissions

The previous homeowner implemented only a portion of this approval—namely the ground floor rear extension (part-width) and the ground floor front extension. The current proposal builds upon the principle of the 2011 approval by:

- Implementing the double storey front extension in a form that closely matches the approved scheme; and
- Utilising the volumetric allowance for roof conversion, albeit with a revised roof design (crown roof) that is more contextually appropriate.

The demolition of the large detached garage and shed, and the rationalisation of the side plot, are new elements that improve the overall layout and amenity of the site.

4.0 The Proposed Development

The current application proposes a comprehensive refurbishment and extension of the property to create a six-bedroom family home. The key components are described below.

4.1 Front Elevation – Double Storey Extension

A double storey front extension is proposed. Its scale, footprint, and massing closely mirror those of the approved scheme under the 2011 permission. Because the principle of a front extension on this plot has already been established and deemed acceptable by the Council, the current proposal represents a compliant implementation of that approved design.

4.2 Roof Form – Loft Conversion with Crown Roof

Instead of the previously approved rear dormer arrangement, the proposal introduces a crown roof for the loft conversion.

Justification:

- Local Precedent: As documented in Section 2.0, the crown roof is a prevalent feature on Kewferry Road and on the adjoining Elbury Road. The immediate neighbours (Nos. 59–69) and numerous other properties on both sides of the road successfully incorporate this roof form, confirming its acceptability in this context.
- Volumetric Consistency: Although the roof style differs, the internal volume created is analogous to the volume that would have been achievable under the previously approved dormer scheme. No additional volume is sought beyond what was already considered acceptable in 2011.
- Positive Roof Alterations: To accommodate the crown roof and improve visual proportions, the design raises the eaves of the first floor by 380mm but reduces the main ridge height by 420mm. The net effect is a lower overall ridge height compared to the existing dwelling, resulting in a less intrusive impact on the skyline and neighbouring properties.

4.3 Side Extension – Demolition of Garage and New Build

The existing large detached garage and the independent shed behind it will be demolished. These structures currently occupy a significant area of the side plot, creating a cramped and underutilised space.

- Ground Floor Side Extension: A new ground floor extension is proposed to house a garage, utility, gym, and artist studio.
- Boundary Step-in: The extension maintains a step in of 1.05m from the side boundary—the same distance as the garage it replaces. This ensures continuity with the established building line and avoids any loss of amenity to the neighbouring property.
- First Floor Side Extension: A modest first floor extension wraps around the rear to infill a previous gap in the built form.
- Subservience: To ensure the extension remains visually subordinate to the host dwelling, the first floor is set back 1m from the ground floor footprint, and the roof of the extension is set down 500mm relative to the main dwelling's first floor roofline.
- Boundary Distance: The first-floor element is located 5.35m from the side boundary, comfortably exceeding typical separation distances to safeguard privacy and light for the adjoining property.

4.4 Ground Floor Rear Extension

A ground floor rear extension with a depth of 5.3m is proposed. Given the substantial width and depth of the overall plot, this extension remains subservient in scale to the host dwelling. It does not result in an overbearing rear massing that would harm the amenity of neighbouring properties. Furthermore, the GF extension of no.57 is 5m in depth. The proposed depth would not have a detrimental effect on the neighbouring property. A 45 degree drawing has been produced to show compliance.

4.5 Parking and Access

The existing driveway is capable of accommodating six cars comfortably. Even as a six-bedroom dwelling, this provision far exceeds typical parking standards (usually two to three spaces), ensuring no highway stress or on-street parking overspill.

4.6 Solar and front boundary brick wall

To enhance the sustainability of the development, the proposal includes the installation of solar panels on the roof. As detailed in the proposed roof plan, these panels will be fitted to the side slopes of the new crown roof. They will be installed with a low profile, ensuring they do not protrude more than 150mm from the roof slope, thereby minimising any visual impact.

Additionally, the proposal seeks to improve the property's frontage by replacing the existing timber fence with a new boundary wall. This new wall will be constructed from red-face brick with coping stones, a design that is more in keeping with the character of the renovated dwelling and the surrounding area. The proposed wall will maintain a height consistent with the existing boundary treatment, ensuring it remains appropriate for the street scene.

5.0 Planning Policy Considerations

5.1 Compliance with the Development Plan

The proposal complies with relevant local policies concerning design quality, residential amenity, and parking provision.

- Design and Character: The extension and roof form reflect the established character of Kewferry Road. The use of the crown roof—a form repeatedly approved in the vicinity—demonstrates a contextual design approach. The retention of the original host dwelling's identity, together with the subservient design of the side extension (setbacks, lower ridge heights), ensures that the development does not appear dominant or incongruous.
- Residential Amenity: Careful massing protects the amenity of neighbours.
- Overshadowing and Overlooking: The first floor side extension is set back 1m and positioned 5.35m from the boundary, significantly exceeding guidelines for separation distances. No windows are proposed that would create unacceptable overlooking of neighbouring habitable rooms.
- Privacy and Daylight: The reduction in ridge height and the subservient scale of the rear and side extensions minimise any adverse effects on daylight, sunlight, or privacy.
- Parking and Highway Safety: With six off-street parking spaces, the development comfortably meets and exceeds local parking standards, preventing any reliance on on-street parking and ensuring safe access.

6.0 Conclusion

This application represents a thoughtful, context-led development of 55 Kewferry Road.

1. It completes a previously approved vision: The double storey front extension and the volumetric allowance for roof conversion have already been deemed acceptable by the Council in 2011.
2. It improves architectural quality: The crown roof—supported by numerous examples on Kewferry Road and Elbury Road—is a superior design solution compared to the previously approved dormer, particularly given the accompanying reduction in ridge height.
3. It rationalises the site: Demolition of the bulky detached garage and shed, together with the construction of an integrated, subservient side extension, creates a cohesive and well-organised plot.

4. It respects neighbours: Strict adherence to boundary setbacks, the subservient design of the first-floor side extension, and the lowering of the main ridge height ensure that the proposal does not harm the residential amenity of adjoining properties.

For the reasons set out above, the proposal complies with the relevant development plan policies and represents a high-quality, sustainable form of development.



