

Bourne House, Cores End Road
Bourne End, Bucks, SL8 5AR
Tel: 01628 532244

Email: bourne.end@walsingplan.co.uk
Web: www.walsinghamplanning.co.uk

Our Ref: KH/B0067/23

6 February 2023

Planning Regeneration and Environment
Central Services
Hillingdon Council

Dear Sir/Madam

43 Wentworth Drive, Eastcote, Pinner, HA5 2PX

This letter supports an application for householder planning permission, for a revised single storey side to rear extension.

The application comprises the following documents which are attached to this submission:

- Application Form
- Community Infrastructure Levy Form
- 1.1.02 43 Wentworth Drive Plan Existing
- 2.1.01 43 Wentworth Drive Site Plan Existing and Proposed
- 2.1.02 43 Wentworth Drive Plan Proposed
- 2.1.03 43 Wentworth Drive 3D Views Existing and Proposed

The fee of £322 has been paid online including Council and planning portal fees.

Background and Planning History

The subject property is a detached bungalow located on the southern side of Wentworth Drive in Pinner. In April 2019, the Council granted permission for a single storey side to rear extension, to replace a conservatory and a detached garage located between the bungalow and the boundary with No 45 Wentworth Drive.





Figure 1 – Former position of existing garage adjacent to the boundary with No 45 Wentworth Drive

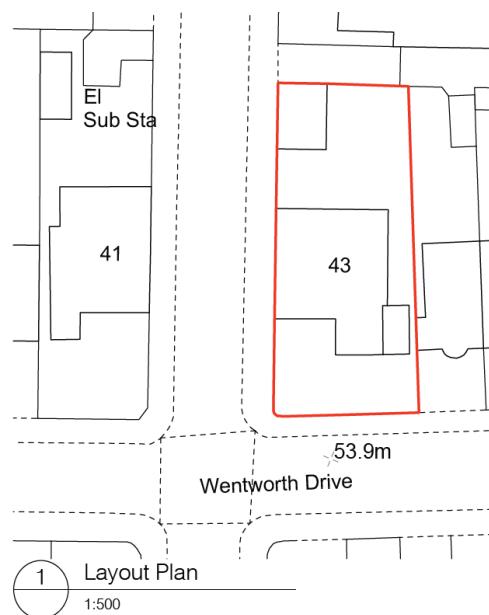


Figure 2 – Extract from site plan

This application represents a revised design following the approval of permission for a single storey side to rear extension reference 17419/APP/2019/140, and the construction of this extension which



was not in accordance with the approved plans and therefore became the subject of a later enforcement notice reference HS/ENF/017176.

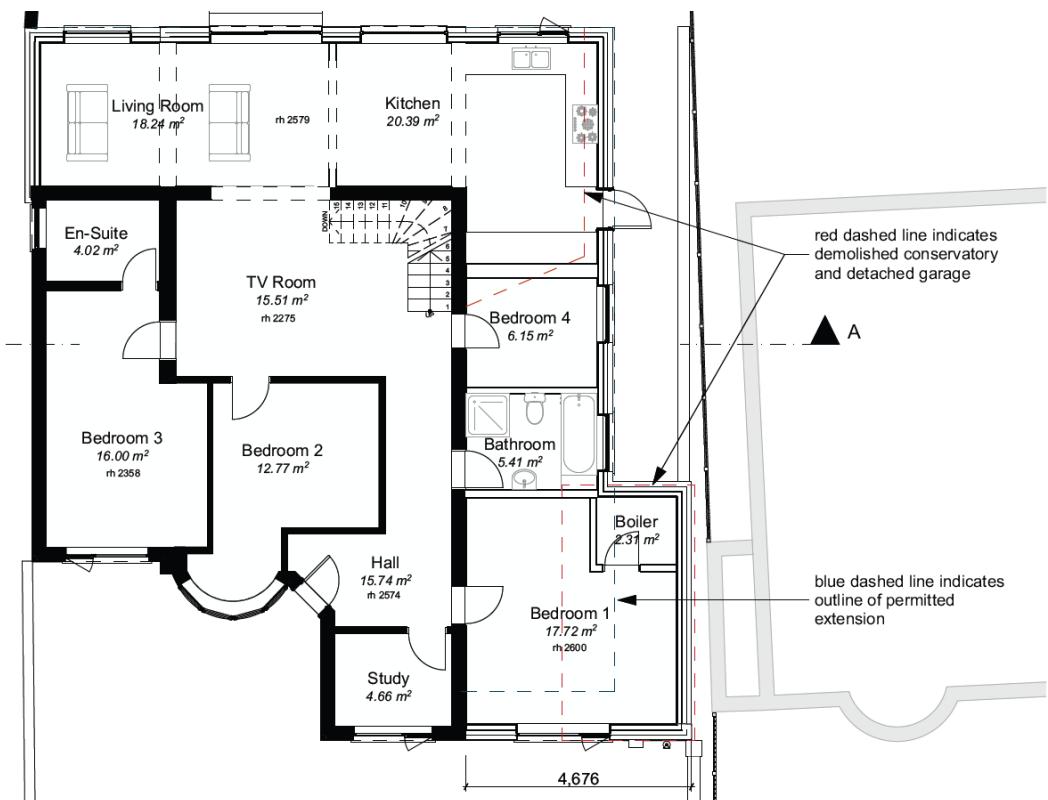


Figure 3 – Existing built form

Our clients also submitted informal requests for pre application advice following on from this, and they have begun working on a new design now with new architects, KJ+ Architects.

The Proposal

The revised design has been developed in order to address comments in the pre-application advice from Council officers, and to address the comments made by the Inspector in the upholding of the enforcement notice. Within the re-design, our clients have reduced the width of the extension at the front boundary, bringing it away from the shared boundary with No 45 Wentworth Drive by using a staggered set back.

The Inspector, in their assessment of the enforcement appeal, noted that the width of the side extension should be reduced, and varied the Council's enforcement notice by amending the plan which shows the section of extension required for demolition, as this was not clear within the original enforcement notice.

A further material consideration within this application is the existence of an extant permission on site reference 17419/APP/2019/140, which is annotated by the blue dashed line in the above extract from the plan of the existing built form.

Following review of the planning history, enforcement notice as varied, and the informal advice received by officers, the revised extension will represent a staggered set back from the principal elevation of the dwelling, and a set away from the side shared boundary. These amendments to the design provide a significant reduction in the width of the extension. This re design allows for a large reduction in internal floor area for the existing bedroom, and for a more subordinate external appearance, without costing unaffordable expense and inconvenience for the applicant which would otherwise be incurred if the boiler room were also removed, as this would need to be relocated elsewhere and this is not an option.

With respect to the width of the extension, the below paragraph of the Inspector appeal decision should also be taken into consideration:

“The scheme as approved in 2019 was designed to meet the family’s needs. I accept that such needs might change over time and that the additional floor space might now be desirable or even essential. As such, an extension of greater width than that approved in 2019 would, to my mind, be justifiable.”

As noted by the Inspector, an additional width above that granted within the 2019 permission would not be inappropriate.

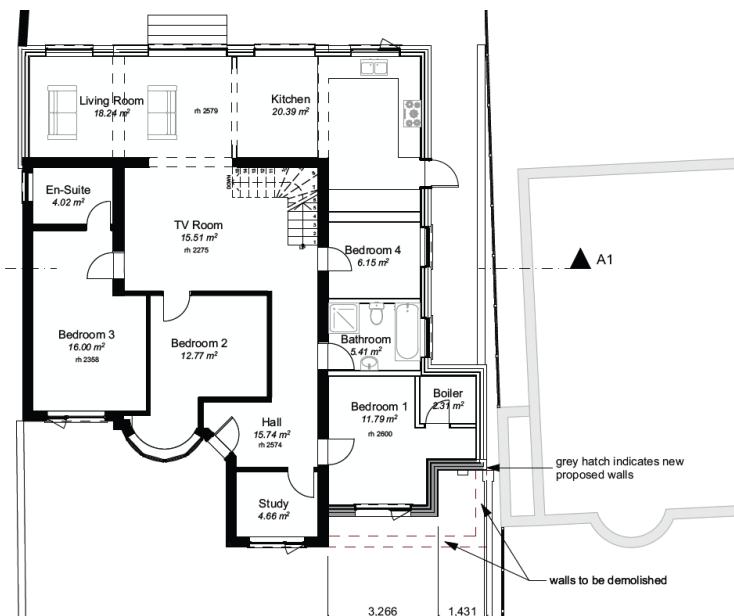


Figure 4 – Extract of proposed plan

As indicated in the above plan, the extension would be set back from the principal elevation and set in away from the side shared boundary. The revised design therefore alters the existing built form to a degree which is considered substantial, and material.

The revised design allows for the front elevation of the extension to appear subservient within the street scene and allows for the revised front elevation to be significantly subordinate to the proportions of the original dwelling.

In addition, the position of the new front wall will be set back beyond the original front wall of the original garage, also allowing the subservience of the extension to be exaggerated beyond the visual impact of the original development on site prior to the 2019 permission.



Figure 5 – 3D View of the proposed revised staggered set back to the front elevation

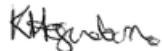
Conclusion

In our view, and for the reasons outlined in the above, we consider that the revised proposals address the concerns of officers and the Planning Inspector and hereby consider that planning permission should be granted.

We look forward to receiving confirmation that this application has been validated and to your review of the proposals before a timely and positive decision.

If you have any queries or require any further information, please do not hesitate to contact me by telephone or email.

Yours faithfully



Katie Hogendoorn MRTPI
Consultant
katie.hogendoorn@walsingplan.co.uk

