

Design and Access / Planning Statement

Monday, 26th October 2015

58 BRIDLE ROAD, LONDON, HA5 2SH

Application for Planning Permission for single storey extension to the rear / side to replace the existing and two storey side extension.

SETTING AND SIGNIFICANCE

58 Bridle Road is a semi-detached house located in Eastcote. The surrounding residential area consists of similar semi-detached and detached houses. The existing property has been extended to the rear and side.

RELEVANT PLANNING HISTORY

Application Ref: 18519/APP/2014/2078

Planning permission was granted on 25th September 2014 for a single storey side/rear extension involving demolition of existing attached garage and store to the side.

PURPOSE OF THE APPLICATION

The purpose of the submitted householder planning application is to seek the Council's approval for the current design and minor changes to the proposed rear and side extension already approved under Planning Permission 18519/APP/2014/2078 dated 25.09.2014. Additionally the application seeks approval for a two storey side addition that has not been the subject of a previous application.

USE

The house is in single occupancy use which will remain unchanged as a result of the application.

DESIGN CONCEPT AND IMPACT OF THE PROPOSED DEVELOPMENT

Design Intentions

a. High Quality Design

The design is a high quality architectural proposal for a rear / side extension which will replace tired and out-dated existing extensions with a well-designed and detailed architectural extension using high quality materials throughout to enhance the built form and characteristics of the property. The rear extension will provide more space for a family dining area and creates a much improved and unified arrangement at the rear.

b. Respect and Maintain Character

It is considered that the replacement of the existing extension with high quality new design will enhance and improve the rear of the house and will respect the character of the existing.

The two storey side extension has been designed to respect and maintain the character and appearance of the existing house and the surrounding area. The design complies with the Hillingdon Design and Accessibility Statement (HDAS) supplementary planning document for residential extensions.

The existing house already has a single storey side extension up to the boundary line and so, as per 5.1 of the HDAS, the first floor extension is set in 1.5m from the boundary. The roof of the extension is also clearly subordinate to the main roof and lower by over 0.5m and the first floor extension is set well back from the front of the house by approximately 3.5m.

c. Materials and Detailing

The design uses high quality materials and detailing throughout and matching brickwork and tiles are used to ensure the two storey side extension is in keeping with the existing building.

d. Scale and Amenity

The overall height of the extension at the rear is under 3.2 metres from the patio level and set at a height and scale to be in harmony with the original dwelling. The size and scale and design of the proposal has been carefully considered so that the amenity of neighbouring properties is preserved.

e. Energy use and environmental.

The proposals seek to replace poorly insulated and constructed extensions with modern construction which will be insulated to modern standards and building regulations approval. The glazing used will be double glazed with argon filled cavities and low E coatings to the glass to further reduce heat loss and improve the energy use of the building. Energy use will also be improved by the replacement of the existing boiler with an A-rated efficient boiler.

Conclusion

It is considered that the proposal is consistent with the policies of the adopted Unitary Development Plan, the London Plan (2011) and associated Supplementary Planning Documents, and it is respectfully requested that the proposal should be approved accordingly.

This Design and Access Statement was prepared by [2PM Architects](#)

