

PLANNING STATEMENT

IN SUPPORT OF A PLANNING APPLICATION

For the extension and remodelling of a detached two storey family house

at

5 ROFANT ROAD, NORTHWOOD HA6 3BD



PROPOSED FRONT ELEVATION

Prepared by:

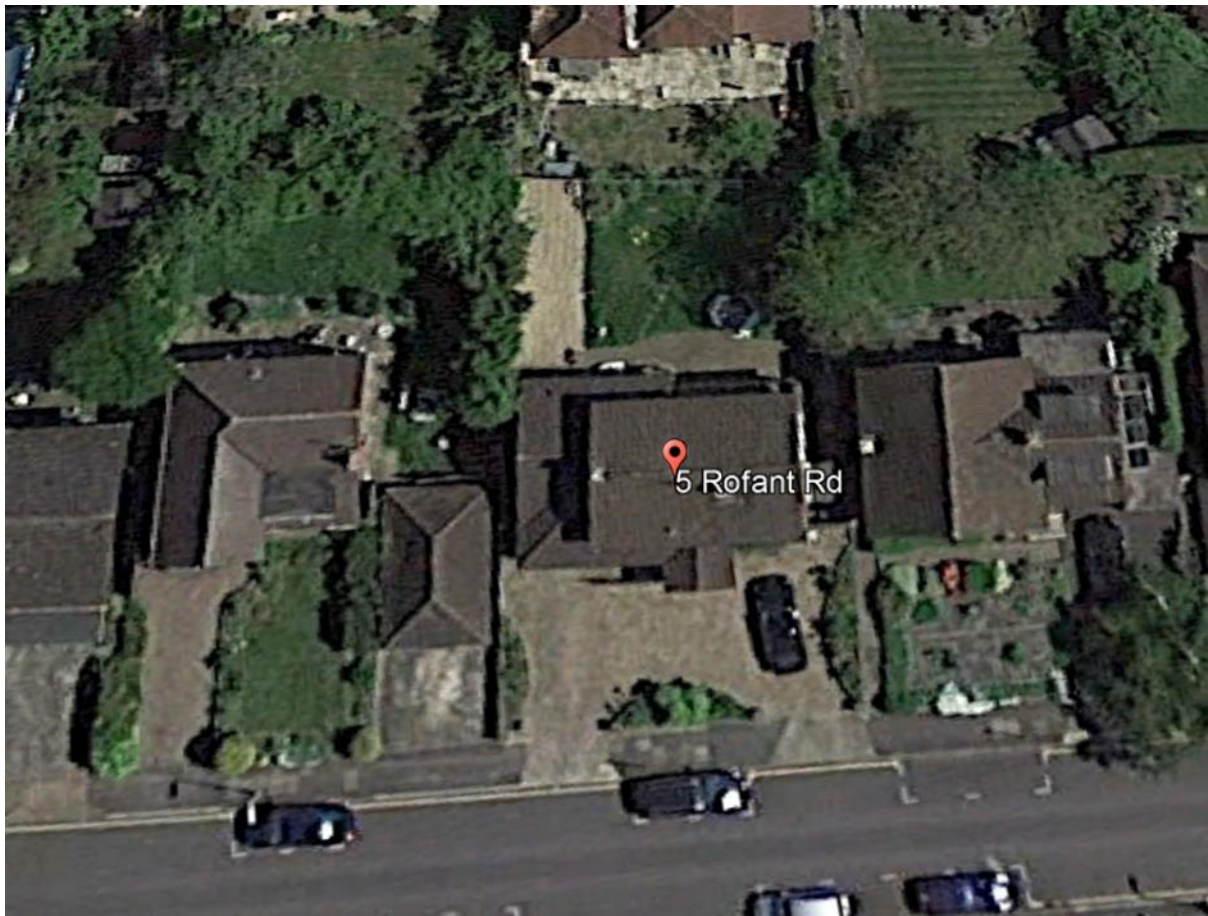
**Costas Anatolitis of Anatolitis Associates, Meadowcroft Studio
28 Manor Road, Potters Bar, EN6 1DQ**

1.00 APPLICATION SITE AND SURROUNDING AREA

- 1.01** The application site is located in a residential street in the London Borough of Hillington comprising of a mixture of detached & semi-detached properties of a great variety of styles. The site is not within a conservation area.
- 1.02** The frontage of the application site is a generous 15.7 metres and currently fronted by a low brick wall along the edge of the pavement with two existing crossovers.
- 1.03** The total area of the site is 442 square metres.
- 1.04** Spacing between properties along Rofant Road varies and the application site is on the side of the road where properties are predominantly detached.



BLOCK PLAN



BIRD'S EYE VIEW OF SITE.

2.01 RELEVANT PLANNING HISTORY.

21691/APP/2000/1008

Erection of single storey front and rear extensions and new pitched roof over garage . 26-04-00 Approved

21691/APP/2019/776

Part two storey, part single storey front/side/rear extension involving demolition of the existing garage 06-03-19 Refusal (P)

3.00 DESIGN CONSIDERATIONS

- 3.01** The current proposal is a revised scheme based on the previously refused application reference 21691/APP/2019/776.
- 3.02** The main revisions are the reduction in the width of the proposed front extension which has been reduced from 8,950 mm down to 7,300 mm and the gable end at the left side which has been removed to reduce the overall bulk.
- 3.03** The resulting design of the front elevation is not dissimilar to that of each property on either side of No 5, both of which have dominant front gable ends.



STREET VIEW SHOWING 5 & 7 ROFANT ROAD

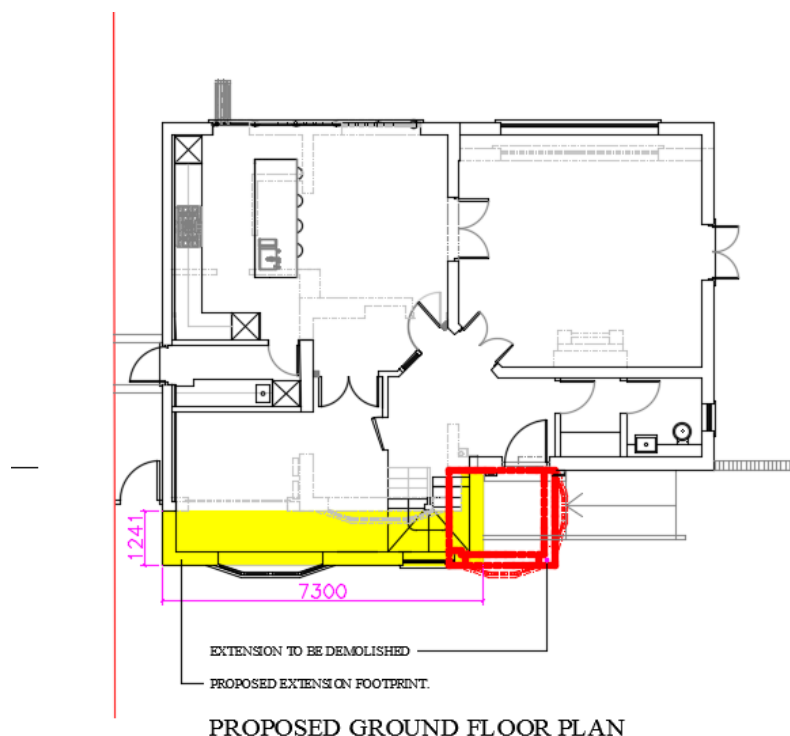


STREET VIEW SHOWING 5 & 3 ROFANT ROAD



PROPOSED FRONT ELEVATION

- 3.04** The effect of the new extension on No 7 will be negligible as there is a forward projecting garage to No 7 which provides good screening between the two properties.
- 3.05** In respect of No 3, the existing single storey front extension will be demolished, and the new extension will be set further away from No 3 with the overall depth remaining unchanged.
- 3.06** The proposed extension is a remodelling of the existing front elevation which is of no architectural merit and has no resemblance to either of the adjoining properties or any other property on Rofant road in its current form.
- 3.07** The actual ground floor footprint of the proposed extension is very small, just over eight square metres, and in addition, the existing single storey extension and roof shown on the diagram below in red is to be demolished.



- 3.08** The applicant believes that the resulting new elevation will be more in keeping with the street scene than the existing.

4.00 ACCESS & PARKING

- 4.01** Vehicular and pedestrian access will be maintained as existing and off street parking for at least three cars will be possible even with the loss of the existing and largely unused garage.

5.00 CONCLUSIONS

- 5.01** The applicant believes that the proposed remodelling of the front elevation will be more in keeping with the street scene than the existing elevation and improve the visual amenities of the surrounding area.
- 5.02** I therefore respectfully ask the London Borough of Hillington to support this application.