

68 WOODFORD CRESCENT,  
PINNER,  
HA5 3TX

## **Planning Statement**

ERECTION OF PART SINGLE PART DOUBLE  
WRAPAROUND SIDE AND REAR EXTENSION, FRONT  
PORCH, EXTENSION OF ROOF, ALL FOLLOWING THE  
DEMOLITION OF EXISTING REAR CONSERVATORY AND  
SINGLE STOREY SIDE AND REAR EXTENSIONS.

# Background

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The development site forming part of this application is a two-storey semi-detached house with large garden space. The proposed site is located along Woodford Crescent. The proposed site falls within jurisdiction of London Borough of Hillingdon.

# Introduction

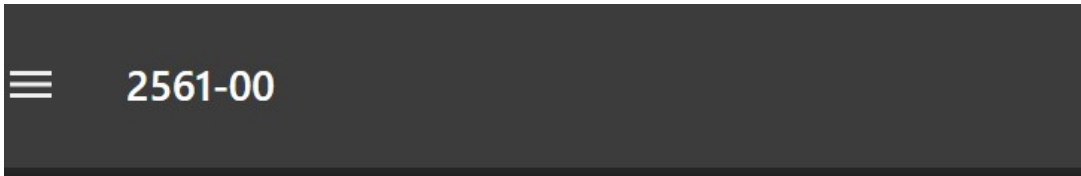
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The proposal seeks planning permission for erection of part single part double wraparound side and rear extension, front porch, extension of roof, all following the demolition of existing rear conservatory and single storey side and rear extensions.

# Site

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The site is shown on the Location Plan.



# Site Context

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There are number of properties along Woodford Crescent and surrounding areas have 6.0M deep or larger single story rear extension as images below. Rear extensions of up to 6.0m in depth, as well as other larger single-storey additions, form an established development pattern within the surrounding area.



Image showing single story 6.0M deep rear extension to No 10,12, 14, 16 and 18 Woodford Crescent. (Credit: Google Earth)



Image showing single story 6.0M deep rear extension to No 16 Woodford Crescent. (Credit: Google Earth)



Image showing larger single story rear extension to No 62 and 64 Woodford Crescent. (Credit: Google Earth)



Image showing larger single story rear extension to No 5 Woodford Crescent. (Credit: Google Earth)



Image showing larger single story rear extension to No 13 Woodford Crescent. (Credit: Google Earth)



Image showing 8.0M deep rear extension to No 7 Ashly Close and 6.0M deep rear extension to No 5 and No 3 Ashly Close. (Credit: Google Earth)



Image showing larger rear extension to No 8 and No 6 Ashly Close. (Credit: Google Earth)

## Proposed Layout

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Pre-application advice was sought for a single-storey wrap-around extension, a two-storey side/rear extension, a front porch, and internal alterations. The case officer advised that the proposal is acceptable, and justification for the 6.0m rear extension should be provided regarding the site context.

From google earth and from council's planning search we have found that a number of properties have 6.0M or Larger single story rear extension.

The council has allowed 6.0M deep single-story rear extension to the following properties.

12 WOODFORD CRESCENT, PINNER, HA5 3TX PLANNING APPLICATION REF NO 55984/APP/2017/496

69 COLBROOK AVENUE HAYES UB3 1TQ PLANNING APPLICATION REF NO 74944/APP/2019/3577

16 COLBROOK AVENUE, HAYES, UB3 1TG PLANNING APPLICATION REF NO 13548/APP/2020/131

The adjoining property at No.70 Woodcroft Crescent has a single-storey rear extension; therefore, our proposed 6.0m extension would not compromise their amenities.



Image showing rear extension to No 70 Woodford Crescent.

## Scale

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The proposed extension is subservient to the host dwelling, and the scale of the existing property would be retained.

## Appearance

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The proposed construction materials will match to the existing dwelling in terms of material, texture and colour.

## Conclusion

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The proposed scheme complies council's adopted policies as well as London Plan policies. The 6.0M deep rear extension is established development pattern, therefore proposed single story extension in keeping with the wider area. The proposed scheme does not cause any material harm and is consistent with wider planning policy objectives.