

Design and Access Statement

Application Site:

72 Rodney Gardens, Pinner, HA5 2RP

Proposal:

Single storey rear extension, loft conversion and internal reconfiguration.



North Elevation of the Property



South Elevation of the Property

The Location

The application site (area edged red) is situated at 70 Rodney Gardens, Pinner within the London Borough of Hillingdon. The application site lies within the Eastcote Park Estate Conservation Area. Rodney Gardens is located within a larger residential community comprising of detached and semi-detached properties.

The nearest train stations are Eastcote Station and Pinner Station roughly 20-25min walk from the property. It also benefits with bus services from nearby roads. There are also primary and secondary schools nearby, within walking distance.

The Proposed Development

The single storey rear extension will increase the size of the rear area of the property to accommodate an open space kitchen, dining and living areas. The Flat roof construction will allow daylight through the proposed roof windows into the open space that potentially save on energy. The loft conversion will provide an extra bedroom with ensuite.

The overall depth of the existing rear extension is approximately 3.1m, the part single storey side extension behind the garage conversion has been extended previously forming an infill extension up to this depth. This extension will not impose detrimental impact to neighbouring properties (No.70 and No. 74) as they have an existing side garage in line with No.72 and the existing garage wall stays as is. The external stairs to rear garden and raised patio have been designed so that they do not protrude over the 45° angle from the midpoint of the neighbour's habitable window (No. 74). The proposed extensions do not breach a 45-degree angle to the centre of the nearest habitable room windows of the neighbouring properties so do not have any adverse impact by reason of overbearing impact or loss of privacy. The front elevation is not

at all affected by the loft conversion, as the roof is seen as existing. It is proposed to have a gable end at the rear following the same hip all the way to the rear.

Pre-Planning Meeting

The overall development has been significantly reduced from the previously reduced application, and is now more modest in nature, and the pre app advise has been taken on board.

Landscaping

The front forecourt as existing is covered with soft landscaping as well as the rear garden. The soft landscaping in the front and rear gardens will be removed and replaced with a mixture of soft and hard landscaping to make it look more presentable and spacious.

Refuse & Recycling

Having followed Hillingdon's Council's Guidance, there are no wheelie bins for general waste, recycling and garden waste. Each household has allocated waste collection days, where bags of waste are collected. Bags can be ordered from the council for general waste. Waste Sacks or compost bins can be ordered from the council for garden waste. A bin/ Caddy can be ordered for food waste recycling.

Access

The current vehicle access and off-street parking is located at the front of the property which will remain unchanged.

Appearance

The proposed extension reflects the scale and spacing of the neighbouring properties; adequate distances are maintained to ensure building lines are not compromised in which to detrimentally affect the neighbouring properties in terms of loss of privacy, daylight, and outlook. The proposed development is complimentary to the existing house and the surroundings without having a detrimental impact to the existing surroundings.

Conclusion

Having reviewed the different elements of the Councils UDP, Supplementary Planning Guidelines, and other National Standards applying to this form of development, it is felt that the proposal at this property is satisfactory and does meet the main considerations. We would welcome any further recommendations that are offered from the Planning Case Officer.