

21/01/2025

Site Address:

35 Newcroft Close, London, UB8 3RH



Design & Access Statement

Proposal:

Proposed extensions to single family detached dwelling to include;

- Tiled (sloping) roof to replace flat roof over existing ground floor bay, porch and garage.
- Reposition front door (on porch) to face front.
- Garage conversion to include replacing garage door with window and brick to match existing.
- Double storey side to rear extension.
- Single storey rear extension.

1.1 Response to Context

Relevant planning history

- The application Ref 23577/APP/2023/1116, dated 15 April 2023, was refused by notice dated 11 September 2023. This was appealed under Appeal Ref: APP/R5510/D/23/3329794 and allowed on 13th December 2023.

'The development proposed is erection of part single storey and part two storey extension to the rear of the dwelling and erection of first floor side extension with new front facing window at first floor level following demolition of existing conservatory to the rear.'

- Application Ref: 23577/APP/2024/2993 Conversion of roof space to habitable use to include a wraparound U-shaped dormer to the sides and rear (Application for a Certificate of Lawful Development for a Proposed Development). Lawful COL issued on 16th December 2024.

Newcroft Close is a residential cul de sac with a suburban character. The street contains mix of a detached, semi-detached and terraced houses and bungalows, set behind front gardens, with off-street parking. The property (No. 35) is detached and is situated at the head of the cul-de-sac and is flanked by a row of terraced houses and a pair of (gable ended) semi-detached houses.

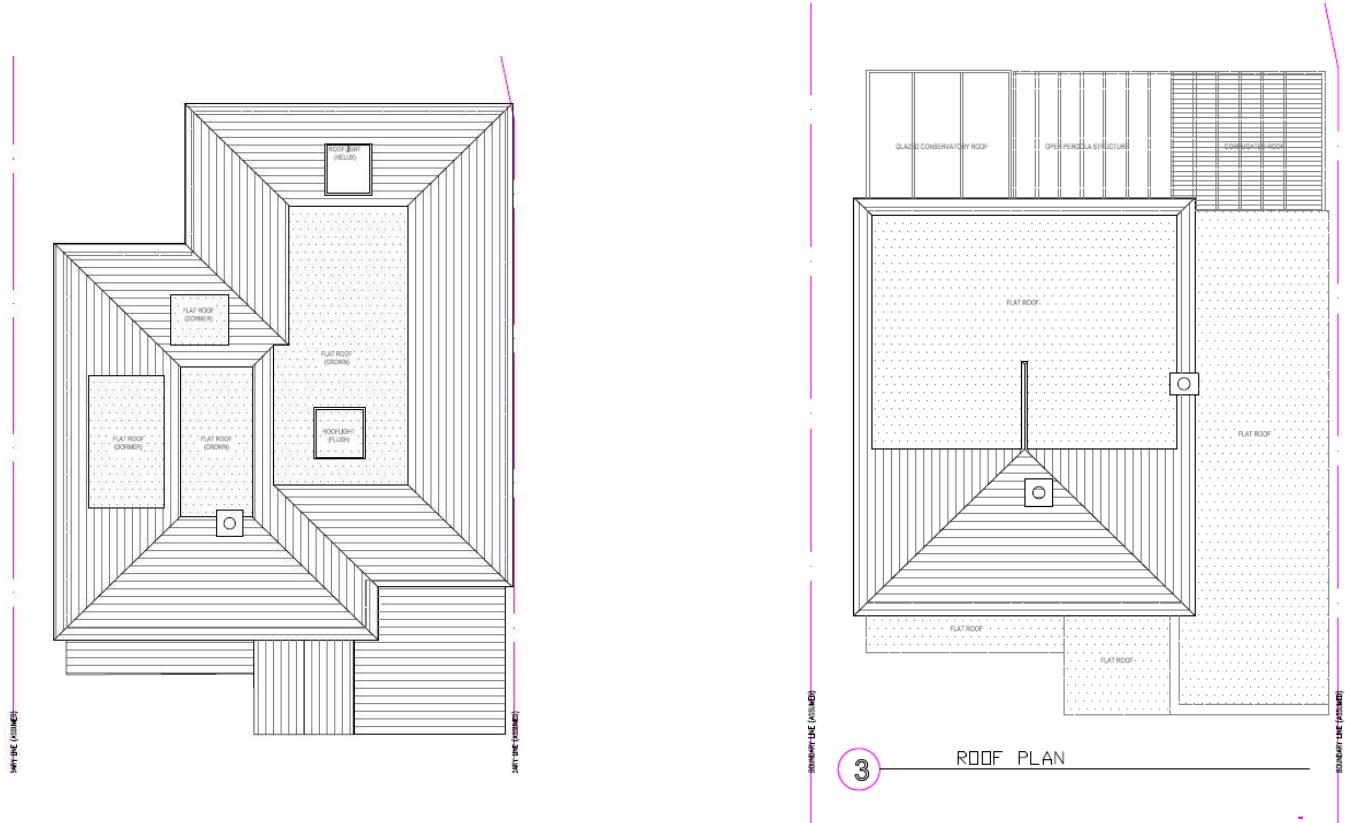
No. 35 has a traditional two storey design with a pitched roof, enclosed porch and garage to the side.

The proposal would enlarge the host dwelling to create 2 additional bedrooms on the first floor, a games room to the loft, a larger kitchen and living space on the ground floor and a garage conversion. The additions would have a roof design that sits below that of the existing ridge line of the host dwelling. Some alterations to the front include pitched roofs to relace exisitng flat roof elements over garage, bay window and porch elements.

1.2 Amount

The proposal is a variation of a previous planning application that was allowed on appeal namely 23577/APP/2023/1116 (allowed on appeal) with the addition of the loft space to the roof, garage conversion, enlargement of the double storey rear portion and some other cosmetic changes to front of the dwelling.

The flat roof area to the top of the proposal including the crown roof and small dormers to the side and rear total an area of 25m². This area is less than the 27m² produced by the The application for the COL (23577/APP/2024/2993) for the loft conversion/ addition has a flat roof dormer area of 27m².



The pitch of the roof has been altered slightly (7 degrees as shown on front elevation proposed plans) to accommodate the loft conversion. This would elevate the requirement for a larger dormer to make the space usable and is more considerate in design than what was approved under the COL application. The change of roof angle has limited affect on the street scene as the houses on either flank of no. 35 are different typologies and have different roof types (and angles) of their own, namely hipped roof to no. 33 (end of terrace) and a gable end to no. 37.

The roof over the extension portion has also been set down by 500mm from the main ridge height to maintain a subordinate effect.

The double storey rear portion has been increased in size without any adverse affect to the neighbours and complies within the 45 degree rule. This cannot be seen from the front and has little or no adverse affect on the street scene.

1.3 Use

The use is residential and is to be maintained as a single family dwelling.

1.4 Layout

The proposed layout of the proposed is an adaptation for the existing (and previously approved) and aims to utilise the space as effectively as possible ensuring that rooms have clear access, usable and spacious areas and that spaces relate to each other coherently. Habitable rooms have good window outlook and orientation for quality of light and views.

1.5 Scale

The scale of the proposed is designed with minimal impact in mind, with focus on careful design to reduce the impact of the extended portions.

1.6 Appearance

Special care will be taken to ensure that all materials used will be similar and matching existing, including the brick treatment, windows, doors, and boundary treatments.

1.7 Landscaping

there are no changes proposed as part of the landscape elements.

2.0 Access

No changes are proposed in terms of the access with exception to the front door on the porch to be reorientated to the front face of the house.