

DESIGN AND ACCESS & HERITAGE STATEMENT

APPLICATION SITE:

80 Rodney Gardens, Pinner, HA5 2RP



PROPOSAL:

Single storey part rear extension.

1.0 INTRODUCTION

- 1.1 This statement is submitted in support of the Householder Planning Application and Conservation Area Consent for the proposed extension and associated works at 80 Rodney Gardens, Pinner, HA5 2RP.

2.0 THE SITE

- 2.1 The subject property is a single storey detached bungalow, with an attached garage to the side and benefits from a loft conversion with a rear dormer.
- 2.2 There is a significant rear garden and the front forecourt has sufficient off-street parking space.
- 2.3 The site is not within a flood plain as defined by the Environmental Agency.

3.0 HERITAGE

- 3.1 The site is not Grade listed or a Site of Archaeological Importance.

4.0 THE LOCATION

- 4.1 The application site comprises approximately 0.0485 hectares and is situated at 80 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.
- 4.2 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.

5.0 THE PROPOSAL

- 5.1 The single storey part rear extension will allow for a larger kitchen/ dining area to the existing kitchen.
- 5.2 The overall depth of the proposed part rear extension is to be 3.5m and measured 3.0m in height from the existing patio, and finished with a flat roof. This extension will have no detrimental impact to neighbouring property No.61 St. Lawrence Drive being set in away considerably from the boundary and No.78 already benefit from a rear extension which is set away from the boundary.
- 5.3 The external stairs have been redesigned to ensure they comply with building regulations and allow for adequate access to the garden.
- 5.4 The proposed extension does not breach a 45-degree angle to the center of the nearest habitable room windows of the neighbouring properties, therefore, does not have any adverse impact by reason of overbearing impact or loss of privacy.
- 5.5 The finishing material to all elevation is currently brick with the existing extended extension in render finish, painted. The proposed rear extension materials will be brick finished to match with the host dwelling.
- 5.6 The design emphasis is to maintain the architectural style and respect the original design proportions.

6.0 LANDSCAPING

- 6.1 The rear garden is currently fully covered with lawn, trees and bushes, and there are no proposals to amend any of these features.

7.0 ACCESS

- 7.1 To remain as existing.

8.0 CONCLUSION

- 8.1 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.
- 8.2 We would welcome any further recommendations that are offered from the Planning Case Officer.