

Planning Statement

In support of application for Householder Planning Application for 5 Hoylake Gardens • Middx • HA4 9SJ

1. Context

No.5 Hoylake Gardens is a semi-detached family home split over two floors, ground and first. It is not in a Conservation area, and is not a Listed Building. To the rear, there are 2 existing rear extensions, measuring 260cm and 90cm deep. A certificate of lawfulness was recently issued regarding a dormer extension, which is currently being implemented (ref. 30407/APP/2015/3112).

2. Proposal (including materiality)

The proposal is for a rear and side extension to the ground floor only.

Rear extension:

The proposal seeks to extend the area behind the larger existing extension by 1.0m, and run across the rear of the property, no further than the existing flank wall of the existing building. The extension will be 3.6m deep at its maximum point, as per council guidance on extensions. The height will be 3.1m at the boundary, dropping down to 2950mm to form a flat parapet roof (also as per guidance). There will be sliding folding doors set back 300mm from the rear face to create an overhanging eaves effect. To the roof will be a low projection rooflight, with a minimal powder coated aluminium frame

The rear extension will be finished with horizontal cedar cladding and have dark grey powder coated aluminium sliding folding doors. The roof will be felted with lead flashings and a lead coping. While contemporary, the materials are a welcome contrast to the non-traditional painted render or pebble dash of the surrounding buildings, and are not seen from the street or above ground floor therefore not deemed to be contentious or within public view. The boarding will be thermally treated so the appearance will be stable and consistent over time. The slightly extended flank wall visible from No.7 Hoylake Road will be finished in brickwork to match the existing.

Side extension:

It is also proposed to match the side extension at No.3 Hoylake Gardens, along the side of the property, and partly into the garden. This is set in from the boundary 25cm as per guidance, and will match the height of No.3 at the boundary, sloping up to meet the property at 3m (well below the 3.4m height permitted) which also allows it to abut and appear subservient to the rear extension.

The side extension will continue 2.7m beyond the original rear building line. This is the only element here that would not otherwise be allowed under Permitted Development. We are proposing this extension so that the side element lines up with the proposed extension at No.3 Hoylake Gardens (which is proposed to project out 2.7m). This is subject of an application currently lodged by this practice, ref 61196/APP/2016/571. Even if the proposal at No.3 were not permitted or built, they have already extended out beyond the property line by 0.9m here, and therefore the addition 1.8m of depth would not lead to any worsening of light or amenity, as the extension drops down to less than 2.5m on the boundary, and is set in by 25cm.

The side extension, like No.3 will be formed in brickwork to match the existing front elevation, with a terracotta tiled single slope roof and a new PVC coated garage door. Guttering will be black PVC, and there will be Velux roof windows to the slope as shown. To the rear face only, the side extension will be finished with horizontal cedar cladding and have dark grey powder coated aluminium window to the kitchen, this is to tie into the rear extension described above.

This essentially creates a wrap around extension but with delineated rear and side parts. With the additional side depth (2.7m), the ground floor plan will become a lot more usable, with essential additional space created for this family dwelling. The set back nearer the boundary to No.3 stops this appearing like a full width extension and ties in neatly with the neighbours property (subject to their planning approval).

3. Daylighting/Overlooking

At the boundary, the extended side extension (pulled out by 2.7m) is only 2.5m high (same as the existing), so it will not affect the daylight or amenity of No.3 Hoylake Gardens with or without their proposed extension. Compliance with the 45-degree rule has been demonstrated in red on the proposed rear elevation drawing.

4. Access

The existing access arrangements are not significantly altered.

Further to the arguments put forward above and in the drawn proposals and the negligible effect on the surroundings we therefore respectfully ask for this proposal to be favourably considered.

prepared by

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