

PLANNING STATEMENT

35a The Chase, Eastcote, Pinner HA5 1SJ

This statement has been prepared in support of a householder planning application for the construction of a small first-floor front elevation dormer at 35A The Chase.

The proposed dormer would measure approximately 2100mm in width by 2500mm in depth and would be modest in scale, proportionate to the existing roof form, and designed to integrate sympathetically with the character and appearance of the property. The dormer would be similar in size, design, and visual appearance to the existing front dormer at the neighbouring property, No. 33A The Chase, thereby reflecting an established local pattern of development within the immediate streetscape.

The proposal has been developed to improve the living conditions of the occupants, specifically the applicants' daughter, who has autism, neurological conditions, and significant mental health challenges. Her current bedroom arrangement relies solely on a roof light and does not benefit from a traditional window opening. As a result, the room receives limited natural daylight and ventilation, which adversely affects comfort, wellbeing, and day-to-day living conditions.

The proposed dormer would provide a conventional window opening allowing improved natural light, outlook, and ventilation. These improvements would create a more suitable and supportive living environment, contributing positively to the occupant's health, comfort, and overall quality of life.

While Part E (Roof Extensions) of the Local Plan Part 2 Development Management Policies generally discourages front-facing dormers, it is important to note that there are numerous examples of similar front elevation dormers within the surrounding area. These existing developments demonstrate a clear local precedent for such additions and indicate that appropriately designed front dormers can be accommodated without causing unacceptable harm to the character or appearance of the street scene.

Given the modest scale of the proposal, its similarity to neighbouring examples, and the significant personal and wellbeing benefits associated with the development, it is considered that the proposed dormer represents a balanced and reasonable form of development that would not materially harm the visual amenity of the area.

The proposal is therefore respectfully asked to be recommended for approval.

END OF DOCUMENT