

PLANNING APPLICATION SUPPORTING STATEMENT

Applicants details

Judith Wiggins
50 Myrtle Avenue
Ruislip
HA4 8RZ

Current Property Currently Ownership

Judith Wiggins
50 Myrtle Avenue
Ruislip
HA4 8RZ

Project

Rear extension to provide larger living space and kitchen diner and provide additional bedroom

Issued by

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1.1 Purpose of this Statement

This document provides supporting information in relation to the planning application to extend the property.

The information within this document is supplementary to that provided within the planning application form and shall be regarded as part of the application. The information provided in this statement is intended to assist the Planning Authority in determining the proposals.

1.2 Background to the Development

The site comprises a single storey detached property with existing rear extensions to the rear and a generous garden with views onto Warrender Park. The site is not in a Conservation area, nor an Area of Special Local Character and is not in the curtilage of any listed buildings. The general street scene is residential in character with properties of differing architectural style. There is a good mix of two storey properties and bungalows, both semi-detached or detached and some having been extended.

The existing rear additions are no longer energy efficient and cannot be altered due to their construction. The proposal is to demolish the existing rear additions and construct a rear extension to meet current building regulations. This will improve the owner's wellbeing and enjoyment of their property and reduce the impact of the property on the environment while providing a more practical use of space and reducing the owners energy bills.

Consideration should be given to the similar proposals in the decision of 77167/APP/2022/3115, decided 06/12/2022.

1.3 The Proposal

The proposed development will comprise a single storey rear extension to the width of the main property and 6m deep from the existing property rear wall. This will follow the demolition of the existing rear addition. The reduced width of the proposed extension to the existing rear addition will reduce the impact on the property to the West of the application property, while also improving the appearance of the street scene.

Keeping the extension on the ground floor, rather than extending into the loft, allows this property to benefit from level access throughout. This would benefit a future owner or occupier with restricted mobility, while the improved layout of the property will improve the owner's and any occupant's enjoyment of the property. This also helps retain the properties character when viewed from the front and retains it as a bungalow.

The rear extension is proposed to extend 6m beyond the existing rear wall of the main property. This is contrary to policy DMHD 1 which allows rear extensions up to 4m where the plot width is 5m or wider. However, given the sighting of the adjacent properties, the additional 2m depth would not adversely affect the neighbouring properties and would remain subordinate to the main property. Therefore, the proposal would be compliant with the general principles of Policy DMHB 11 of the Development Management Policies.

The proposal has been designed to have little impact on the character and appearance of the main property and the surrounding area and little to no impact on the street scene. Ample private amenity space will be retained as the existing garden is of good size.