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Environment and Community Services
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via Planning Portal

PLANNING STATEMENT

RE: 258 Northwood Road, Harefield, UB9 6PU

INTRODUCTION:

This planning statement is submitted on behalf of Mr. Mitesh Patel the owner of 258 Northwood Road, Harefield, UB9 6PU. The proposal involves a ground floor flat roof rear extension replacing the existing conservatory, first-floor rear extension, removal of existing low level ridge roof and increasing the ridge height creating a bedroom in the loft space. This is a detached property located within the Northwest region of England with neighbouring properties of similar age and construction. Properties on this road vary greatly in style and bulky scale. Ostentatious properties neighbour unimposing, considerate properties.

SITE DESCRIPTION:

The well-presented four-bedroom detached house has plenty of potential and located within 2.5 miles to Northwood train station along with local shops at close proximity. This property is a family dwelling (Class C3).



**Birds eye
view of 258
Northwood
Road**

The application site is a long rectangular shape with a spacious driveway at the front of the property and contains a two-storey detached dwelling located and accessed from the East of Northwood Road. The property is not listed nor is it in a conservation area.

The property is finished in white render with grey timber vertical and horizontal planks on the front & flank elevations.

PLANNING HISTORY:

This property has been granted approval in the past with the below references:

- **35820/APP/2003/1701** – Erection of a single storey rear extension and conversion of garage to habitable room. (APPROVED) – **This application was not built.**
- **35820/APP/2003/672** – Erection of single storey rear conservatory. (APPROVED) – **This application was built.**
- **35820/85/0219** – Two storey rear and single storey side extension. (APPROVED) – **This application was built.**

Given the above applications the proposal we seek is to develop and make good of the existing poorly designed dwelling.

DESIGN PROPOSAL:

The applicant's young growing family, coupled with caring for his aging father, is putting a large strain on the existing layout and space available in the house. Consequently, he sought an experienced Architect to help look at ways to most effectively alter the house to create a comfortable, fresh and inviting living space to accommodate the family's changing lifestyle.

The applicant's key requirements were to maintain and respect the character of the original house whilst incorporating:

- An open-plan kitchen/dining & living with nicely squared off rooms to the front portion of the property. This arrangement allows for this growing family to spend more quality time together.
- Ground floor bedroom and en-suite for his ageing father.
- Four generous sized bedrooms for the family of four.
- A guest bedroom for visiting friends or family members.
- A home office to allow him and his wife to efficiently work from home.

The front elevation will be altered to improve the overall design making it appealing off the streetscape. The high pitch roof will match neighbouring properties to keep the consistency along the row of properties along Northwood Road. The existing dwelling has a render finish and double-glazed windows which a similar has been proposed to the scheme.

The existing appearance of the property has approval for extensions that are poorly designed in comparison to neighbouring properties put the house out of character along the streetscape. The proposed scheme improved this visual appearance by keeping the external materials and style consistent throughout on all four elevations. The first-floor rear extension has a Juliet balcony with French doors that open inwards making good use of the view facing the long garden and thereafter a park at the rear.

The proposal seeks to obtain planning approval to match neighbouring properties within the borough that have been granted approval for a similar scheme. The proposed scheme will not affect any neighbouring properties, nor will it take away any character to the existing property. In some ways this improves the appearance of the property with proposed alterations to the façade. Visually this will not have any major impact to the streetscape.

All proposed materials and style of brick, windows, render, roof tiles, doors, etc... re to match the existing. The proposal also deems to improve the landscape/garden areas of the site, which will enhance the surrounding nature.

ACCESS:

The existing access for vehicles and pedestrians will be maintained. Four cars can easily access the existing front drive and park comfortably without interrupting the traffic flow or footpath. Pedestrians can also use the paved driveway to access the main house. The entrance step and door will be designed to ensure all occupants can safely enter the proposed dwelling through the main front entrance.

SUSTAINABILITY AND RENEWABLE ENERGY:

The proposal will be designed to reduce the required energy requirements through the use of:

- Sustainable and local building materials.
- Increasing the thermal efficiency of the development.
- Employing a local work force to reduce journey times.
- Water efficient taps.
- Flow restrictions on taps.
- Gas and Electric usage monitors.
- Heat pump system.
- Solar Panels if required.
- Low energy fixtures and fittings.
- A high efficiency boiler and radiators.

SUMMARY:

The proposal would be an improvement to the property for a growing family, which will not visually harm the surroundings, nor does it impact on the character or form of the original dwelling house. An option to demolish the house and construct a modern home was explored but was deemed unsuitable and uncharacteristic of the local area. The applicant felt it was important to preserve the local vernacular as neighbouring properties have extensively been extended with minimal regard on the negative impact this will have on their immediate neighbours.

Following valuable information provided on the council database, the scheme proposed has been designed to appear more in keeping with the streetscape. Further revisions were made to the building mass and key dimensions to provide a considerate design that respects the immediate neighbours right to enjoy their homes.

The existing house has been through a long history of poorly designed extensions that have been constructed without skilled workmanship. The existing outdated configuration and space available does not meet the needs of a growing young family. Considering the existing housing market in a state of constant flux, unfortunately it is not affordable or feasible to uproot the family, sell the house and find a more suitable home. As a result, the Architect and applicant have designed a sympathetic scheme to make a comfortable home for the family to enjoy for years to come.