

29-05-2023

London Borough of Hillingdon

3 North, Civic Centre
High Street, Uxbridge
UB8 1UW

Planning Application Statement

Site: 4 WILDWOOD, NORTHWOOD, HA6 2DB

We are applying with this application for erection of a part single-storey, part double-storey side and rear extension, single-storey porch, following demolition of part of the existing buildings and extending the existing driveway including a ramp access and conversion of roof space to habitable use to include raising of eaves and ridge height, a rear dormer and roof lights

Erection of a part single-storey, part double-storey side and rear extension, single-storey porch, following demolition of part of the existing buildings and extending the existing driveway including a ramp access have already been approved (Application no. 36850/APP/2022/3792)

The application site comprises a two-storey, detached dwelling with a large garden.

Similar application

There are similar applications approved in the area recently, as follows:

No 5 Wildwood (REF: 52508/APP/2021/2050)

4 Sherborne Place (the property behind the rear garden) - Conversion of roof space to habitable use to include 3 rear dormers (Ref: 59249/APP/2017/3962)

44 Dene Road (a very similar property in corner plot as shown marked on the picture below) - Two storey front extension, single storey rear extension, first floor side/rear extension, conversion of attached garage to habitable use involving alterations to front elevation, and conversion and enlargement of roof space to habitable use to include raising of eaves height, rear dormer and two front roof lights (Ref: 69637/APP/2018/2049)



Character and Appearance:

The site is located on the end of Wildwood, a cul-de-sac which extends northward from Dene Road. The area predominantly comprises large detached houses which are extended similarly to the proposed. The ground is sloped front to back and side to side. The site is lower than No 5 and the road. There are very high hedges (approx 8mt high) on the front.

No 4's roof level is lower than No 5, as seen in the photo below. Raising the eaves level by 0.4m for a very similar property (No 44 Dene Road) has been allowed and built. The proposed roof and dormer will be similar to that of No 44 Dene Road.



We are proposing a single-storey porch similar to that of No 5 on the front which will be 9m away from the road. Therefore the porch would not cause an adverse impact on the street scene.

The extensions will be very similar to the extensions of No 5 which have been approved and built recently. Therefore, the proposed extensions will reinstate the symmetry. Furthermore, demolishing part of the existing buildings, which are on the boundary, will enhance the street view. We are proposing a 1.5m gap between the proposed first floor side wall and the boundary, similar to No 5.

The plastic cladding will be replaced with brickwork and render, which will improve the character of the building.

Residential Amenities:

There will be gap of approx. 18m between the side gable wall of No 4 Sherborne Place and the proposed rear wall. There is no first floor window on the side elevation of No4 Sherborne Place. Furthermore, there are very high hedges (7mt high) at the rear, which will screen the building as seen in the photo below.

The first floor extension would not intersect the 45 degree horizontal from the adjoining properties.

Therefore, the extension will not have any adverse effect on the neighbouring properties regarding right of light and privacy.

The proposed orangery will not impact No 5, as the orangery will be only slightly higher than the fence level, because No 5's garden level is higher.



Car Parking Provision:

There is one parking space available on the front driveway. We are proposing to extend the paved area to provide the second parking space and a ramp access for wheelchair users. We are not proposing any change to the existing dropped kerb. The proposed paved area will be permeable paving and drained to the grass area.

External Amenity Space:

There will remain approx. 230sqm amenity space after the proposed extension. Therefore, this will exceed the amenity space requirement.

We trust that this will meet with your approval. If you require any further information please do not hesitate to contact me.

Yours faithfully,
Sevda Kucuk
Senior Architectural Technologist
AVA Home Design Ltd.