



Figure 1: 17 Boundary Road

acceptable.

Front/side extension

The extension covers the existing arched porch and extends over the garage which is to be replaced by a side extension. The Council will not normally accept front extensions and canopies including extensions linked to garages and porches as these not only affect the character and building itself but also the street scene. However, there are similar examples of front extensions incorporating a porch along Boundary Road including No.25 which on the same side of the road as the application property. The applicant has also pointed out the similarity with No. 16 which obtained permission in 2019 under reference 31008/APP/2019/158 and is understood to be under construction. Therefore this form of development is characteristic of this part of Boundary Road and in the absence of harm would be difficult to resist.

17 Boundary Road: Approval obtained REF 3128/APP/2020/1816 end of September 2020

48 Lowlands road will be following in the same way as 17 boundary road.

This extension covers adding a standard porch and extends over the garage which is to be replaced by a side extension. 48 lowlands road application is similar to application for 17 Boundary Road which is under construction right now and has recent approval.

This form of development is characteristic of this part of Lowlands road with at least 5-6 houses in very close proximity to 48 Lowlands road with garage extension.

Examples attached below.

Precedence within the area at 48 Lowlands Road, Pinner, HA5



Figure 2: 43 Lowlands Road

Precedence within the area at 48 Lowlands Road, Pinner, HA5



Figure 3: 50 Lowlands Road (Party wall neighbour with 48 lowlands road.)

Precedence within the area at 48 Lowlands Road, Pinner, HA5



Figure 4: 57 Lowlands Road

Precedence within the area at 48 Lowlands Road, Pinner, HA5



Figure 5: 59 Lowlands Road

Precedence within the area at 48 Lowlands Road, Pinner, HA5



Figure 6: 60 Lowlands Road