

Design & Access Statement

PROPOSAL – Double Storey Side Extension, Part Single Storey Rear Extension, Part Double Storey Rear Extension, Loft Conversion & Outbuilding.

Address: 90 North View Pinner, HA5 1PF



Introduction

This Design and Access Statement supports the planning application for a Double Storey Side Extension, Part Single Storey Rear Extension, Part Double Storey Rear Extension, Loft Conversion & Outbuilding. The properties along they North View are mixed typed semi-detached and detached properties, with are fairly sizeable gardens.

Location

This property is located in a residential area, at 90 North View, Pinner, HA5 1PF.

There are many public transport services within the area including trains, buses and over ground services. The surrounding properties are all similar. Many of the properties have been similarly extended. This property does not fall within a Conservation Area. There is no loss to greenery with the proposed proposal.

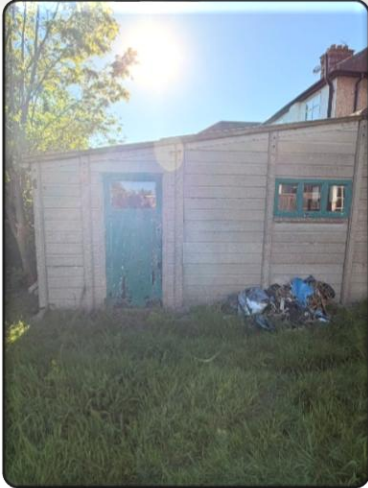
Use

The double storey extension has being designed to be empathic to the area as other properties have extended similarly.

Impact

The impact to the neighbouring property and road would be minimal as the application property is set in so it would not harm any surroundings. Due the neighbouring property to already have planning these properties would complement each other.

The materials proposed are of traditional nature which will ensure longevity of the building. High Values of insulation required under Building Regulations; the new window would be in keeping with rest of the property this will ensure energy saving.



Access

All access would be through North View.

The proposed works do not interfere with the access route to the other properties on the road. There is no change to vehicle and pedestrian access to the main house.

Assessment

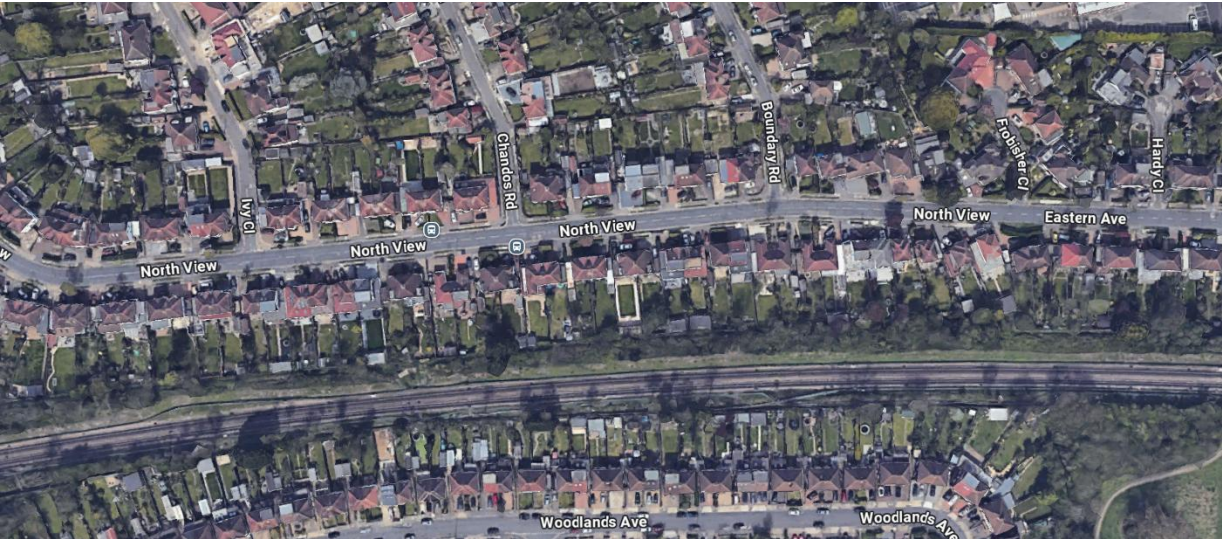
All materials to be matched existing dwelling. Sustainability and sustainable construction so existing materials removed during any demolition can be reused where possible. The extensions will improve the quality of the dwelling, through the provision of a more spacious dwelling house. The choice of materials carefully considers the existing building and surrounding areas.

Conclusion

The proposal is seen to be a reasonable develop of this type of scale and location.

The extension has been designed to maintain the architectural aspect of the existing property and fit into the character of the surrounding properties. All refuse area and cycle would be the same as existing. The proposal complies with Watford SPD and Local Plan there is no harsh impact to the surrounding properties or street scene. It does not fund further loss of light.

It has been designed to be sympathetic to the immediate neighboring property with the building line and key dimensions respectful of its context. The extension provides the more delightful accommodations to the London Borough of Hillingdon.



Aerial view of the street. Properties which have been approved and constructed over the years. Below an updated image from Google Maps showing an aerial view.

