Design and Access Statement

10 The Glen Eastcote Pinner Middlesex HA5 2RX

The application is for a first floor extension above the existing single storey side extension which is partly visible in the photograph above.
The application is made on behalf of Mr R Tucker & Ms Anne Deamer

EXISTING SITE

The address of the site is 10 The Glen Eastcote Pinner which is situated on The Eastcote Park Estate in the northern part of the London Borough of Hillingdon. The property is the left hand of a pair of semi-detached houses retaining much of the estates original design features particularly so at the front of the property. The site is within a Conservation Area upgrades from an Area of Special Local Character in 2005 with a Conservation Area Appraisal carried out in March 2007 and a Management Plan in 2008

PLANNING HISTORY

40895/87/2010 06/01/1988 - Erection of a single storey side extension and conversion of garage to habitable room

40895/B/98/1838 10/11/1998 - Erection of a two storey side extension

40895/APP/2016/3785 09/01/2017 – Certificate of Lawful Development Application for continued construction of the early two storey extension was refused citing that as the single storey extension had not been built in accordance with the approved plans the first floor extension constitutes new development in its own right

Planning permission for a two storey side extension was granted on the 10th November 1998 Ref 40895/B/98/1838 and the single storey element of this approved scheme was constructed although apparently it does not sufficiently accord with the previous approved plans. No documents are available to indicate what the differences are although it may be that the roof took on a different form. Nevertheless the overall length and depth of the side extension is in accord with the approved scheme and therefore the addition of the first floor part subject to the current application will complete the development in an identical form to the

former approval. The extension will be wholly to the side of the property with a significant set back from the front wall and with a flush rear wall rendering the extension subservient to the original house design

USE

The proposal is for additional accommodation for use in connection with the existing single family dwelling house (C3 Use Class)

ACCESS AND INCLUSION

The proposal the subject of this application is solely for a first floor above the previously built single storey extension and as such access and inclusion are not considered relevant to this proposal

LAYOUT

The site is a corner property with the rear garden increasing in width significantly to the side and rear of the original dwelling house. The proposed extension sits well within the confines of the site as demonstrated by the existing single storey element previously approved and constructed

SCALE/APPEARANCE

The overall width and depth of the proposal by virtue of being built above an existing single storey element will not extend the built footprint of the dwelling house. The side projection is circa 3.0m and the depth 3.66m. The extension will rise to the existing main eaves height and a hipped ended pitched roof matching the main roof will be provided

LANDSCAPE DESIGN

The proposal does not require any changes to the hard or soft landscaping of the host property as the proposal is to build entirely above the existing single storey part