

PLANNING STATEMENT

Application Site:

33 KEWFERRY ROAD, NORTHWOOD, HA6 2PE



Proposal:

Erection of two storey side and rear extension together with conversion of roof space to habitable use.

1.0 The Existing Site

The application site is a two-storey detached dwelling house situated on Kewferry Road within the London Borough of Hillingdon.

2.0 The Proposal

The proposal is to apply for a two-storey side extension and rear extension together with conversion of roof space to habitable use.

A few points to consider:

- There is an existing 6m rear ground floor extension which is currently on the boundary with number 35. We are taking this down and replacing it with an extension which is off the boundary, so the proposal is better than the existing.
The council have previously approved a 13.7m wide and 5m deep ground floor rear extension on 23 Kewferry Road (40215/APP/2015/2857) where there was no existing extension as is the case in ours. Furthermore, number 35 only has a garage on our boundary, with their house being set considerably further away.
- The double storey side extension is entirely compliant with policy DMHD 1 (Alterations and Extensions to Residential Dwellings)
- We have removed the wraparound element of the double storey extension to ensure the proposed works integrate sympathetically and subordinately with the original house and roof form. The remaining double storey rear extension is also compliant with policy DMHD 1.
- We have removed both the side and rear dormers in the loft to further reduce the bulk and scale of the proposal.
- While a small crown roof remains, (which is inevitable with the extensions) it is smaller than the one that was approved on 23 Kewferry Road in the same application mentioned above.

The proposed extension reflects the scale and spacing of the neighbouring properties; adequate distances are maintained to ensure building lines are not compromised in which to detrimentally affect the neighbouring properties in terms of loss of privacy, daylight and outlook. The proposed

development is complimentary to the existing house and the surroundings without having a detrimental impact to the existing surroundings.

The external finishes, such as the roof tiles are to all match the existing as much as possible.

3.0 Conclusion

Having reviewed the different elements of the Councils UDP, Supplementary Planning Guidelines, and other National Standards applying to this form of development, it is felt that the proposal at this property is satisfactory and does meet the main considerations.

We would welcome any further recommendations that are offered from the Planning Case Officer.