

Application

Erection of two-storey side and front additions to form extended and enhanced living space and new garaging.

Alterations to some existing fenestration and the installation of new bi-fold doors to the rear ground floor elevation.

Conservation

The site falls within the Eastcote Park Estate, which was designated a Conservation Area in 2007.

Reasons for new application

Previous, unsuccessful, applications have been made to extend this property. Following discussions with the Council's Planning and Conservation Officers, this application has been modified to incorporate the applicants' understanding of their comments and suggestions.

The aim of the proposed work is to extend the existing family home in order to provide improved, more flexible and upgraded accommodation for the present occupier and their family.

Site and surroundings

This property falls within the Eastcote Park Estate and is believed to have been constructed in the late 1950's. It is surrounded by various styles and sizes of homes, mostly dating from the 1930's, their designs being typical of that period.

The property is built of white painted brick to a very simple, almost stark, cottage-like design. It is rectangular in plan with a centrally located single-storey flat-roofed porch that extends approximately 700mm forward of the principal elevation.

To the left of the property (at No 9 St Lawrence Drive), is a detached residence of a unique design with accommodation on various levels. It is believed to have been built in the 1960's.

The left boundary of the property is partly defined by the wall of a small dwelling, situated within the grounds of No 9. It has a pitched roof with a gable end facing the road and extends forward of the property by 3 metres. This small dwelling is believed to have been constructed at the same time as the main house for use as an office and carries its own address (No 11).

The building line in this area of the street is difficult to define. However the existing property (No 15) is sited well back from all other neighbouring residences and is more than 7 metres behind the building line of the adjacent house (No 17).

Proposal

- The application seeks planning permission to extend the premises forward of the front elevation and to the righthand side of the property. The side elevation at first floor would be kept 750mm off the boundary, as suggested by the conservation officer. The ground floor side addition is essentially replacement of the existing garage/store room wall, which is set on the boundary. The neighbouring garage is set back from the boundary along this side of the property and therefore any extension would cause no loss of light or amenity to the adjoining neighbours.
- The proposed alterations to the front of the property have been designed in white-painted brickwork to be in keeping with the existing property. The proposal is to bring the front of the

property forward, whilst keeping well behind the building line created by the adjoining properties.

- Fenestration will be similar to the existing, but has been modified from the previous submissions in line with the recommendations made by the Planning and Conservation Officers. In addition, this new design incorporates detailing around the windows of the extension which reflect the design cues suggested by the original front porch.
- Roof tiles will be of a similar style and material as the existing.
- The new front entrance will be kept at the left of the property and will have a portico for protection against the elements, similar in design to the existing. This is in line with Item 5.5 of the Eastcote Park Estate Conservation Area Appraisal.
- The existing front windows are a mixture of uPVC and timber. It is the applicants' intention to upgrade all windows to uPVC, finished in black as per the existing. At the rear of the property, it is proposed to replace the existing doors with larger bi-fold or sliding fully glazed panels.
- The addition maintains the current open look over the large, partly landscaped front garden with its generous off-street parking. We believe the design will greatly enhance the appearance of the property by being sympathetic to the original design whilst drawing clear distinctions between the old and new.

Design assessment

The applicants have had several informal meetings with the Council's Planning Officer in order to help devise this design proposal. In particular, comments and suggestions made by the Conservation Officer's have been incorporated in the following areas:

- Fenestration should be similar to the existing; i.e. relatively small windows, centrally placed and avoiding the appearance of a 'face'.
- The front extension should be sited to the righthand side of the existing property.
- The addition shall be kept behind the building line of No17.
- Windows could be placed in the side elevation as there is no risk of overlooking adjoining properties.
- There should be a clearly stated front entrance to the property, as with the existing building.

Landscaping

The front parking to be retained as a mix of paved and gravel surfaces as at present.

Amenity space

Amenity space to the property has not been affected as there is a large area to the rear of the property and to the front elevation.

Amenities of adjoining properties are not being affected as the existing properties are far forward of the front facade of the existing structure.

It has been suggested that any proposed structure should not extend forward by more than 3 metres. However, this would place severe restrictions on the internal design and prohibit the creation of a well-proportioned and spacious modern family home.

The proposed design is in keeping with the character and appearance of the existing and neighbourhood properties and would not detract from the visual amenities of the locality.

Overlooking and Overshadowing

The proposed ground-floor elements of the extension will be more than 3 metres behind the neighbouring property at No17 and its two-storey element is almost 4 metres away from the closest part of that property. Glazing in any windows to the side elevations will use obscure glass. There is, therefore, no question of overlooking or overshadowing neighbouring properties.

Materials of Construction

The new structure will be brickwork, painted white to reflect the existing character of the house. The proposed detailing around the front windows will use unpainted London Stock Brick in order to provide distinction from the original construction. New roofing will use tiles of similar design and colour as the original.

The new design will provide a high level of architectural and constructional quality and will be in keeping with the Conservation Area.

Impact on Neighbours' Amenities

The neighbouring property to the right is forward of the proposed development and has no windows from which it could be seen. The proposed development lies well behind a 45 degree sight-line from the main residence to the left. Any fenestration to the side elevations is sited and/or glazed to ensure there will be no loss of amenity to adjoining properties.

Refuse collection

The refuse bins will, as now, be kept either to the side of the property or in the garage.

Car Parking

In addition to the extended garage there will be ample off-street space for up to four vehicles.

Cycle Storage

Storage for cycles is provided within the garage.

Security

The property will be constructed in accordance with Secured by Design standards.

Conclusion

The proposed extension will provide extra accommodation for the existing owners and improve the available housing stock on Eastcote Park Estate. There will be no negative impact on neighbours' property or the street scene.

By taking design cues from the existing property, the new additions will maintain the character of the house, whilst providing clear, subtle distinctions between the old and new.

The new additions will enhance the Conservation Area by producing a more aesthetically attractive residence through a combination of high quality design and construction.

From Alisha Lad, 20 Aug 2014:

- Emphasise front door/porch area to accentuate entrance to house
- Keep original property intact so that extension is obvious
- It must be stated that the existing house has a porch - replacing this is probably permitted dev't
- New does not need to be symmetrical
- Any side extension should not dominate street scene
- could possibly use flat roof with parapet over garage and porch
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