

Following e-mail conversations with the Planning Officer, Liz Arnold, we have revised our plans for the proposed extension of 15 St Lawrence Drive, HA5 2RL.

The points raised by Liz and the Conservation Officer, Alisha Ladd, are quoted below in ***bold italic text***, and are followed by our responses to each:

A 1.5m set in from the site's side boundary would be required particularly at first floor.

The Council's planning guidelines require that any residential extensions should be set back from the side boundary of the property to protect the character and appearance of the street scene.

We understand the importance of maintaining the gaps between properties to prevent the street taking on the appearance of a row of terraced houses.

Many local authorities require that a distance of 2m is maintained between adjacent buildings. This is achieved either by ensuring that each individual property is set in from the shared boundary by 1 metre or, in the case where one building is actually on the boundary, the adjacent property is set in by 2m.

Hillingdon Council's guidelines suggest that at first floor level and above, any side extension should be set in from the boundary by 1.5 metres.

The primary goal of this planning application was to provide more and enhanced accommodation within the property, whilst at the same time improving the overall external appearance of the building.

The purpose of the proposed first-floor side extension is threefold:

- to add en-suite facilities to an existing bedroom
- to enlarge the smallest bedroom
- to ensure that the enlarged property has a balanced appearance

The first-floor side extension in the original submission was set-in by 1.5m from the line of the neighbouring garage, resulting in a spacing of approximately 4.5m from the adjacent house at first-floor level. Because the front of the proposed side extension is approximately 6m behind the front of the neighbouring property, we felt that there was no risk of creating a terraced appearance.

However, in response to the Council's request, we have reduced the width of the side extension by some 0.4m, which increases the spacing from the adjacent house to more than 4.9m at the first-floor level.

Reducing the width of the side extension further to achieve a set-in of 1.5m from the site boundary would not produce a worthwhile increase in living space. Furthermore, it would result in the extended building taking on a 'lop-sided' appearance, which the Council specifically requested that we avoid.

The front addition would need to be reduced to 4m in depth from the property's original front boundary line.

In our original submission, the entire extended property remained behind a conceptual building line linking the front of numbers 9, 11 and 17 St Lawrence Drive (there is no number 13).

Because the existing property sits 15 metres from the road, the effect on the street scene of a forward extension of this property by the depth originally proposed would, we believe, be minimal.

In light of the Council's comments, we have revised the plans and moved the front elevation of proposed extension so that its front wall is now 4 metres from the main front wall of the original building.

Taking into account the property is very simple and modest in design the introduction of timber on the gable end should reflect such character. This could be explored through either horizontal or vertical cladding. It is also suggested that the timber clad/ boarded area covers the first floor and roof eaves of the projecting gable.

The only detailing on the existing building which relieves its simple, modest design are small, flat-roofed porches at the front and rear of the property. These sit atop shallow brick piers, which are intended to give the impression that they are supporting structures.

In the revised plans, similar brick detailing has been added at each side of the front elevation. These brick 'piers' provide a border for the timber, or other cladding, of the first-floor and eaves of the gable end.

Use of a material such as MarleyEternit Cedral weatherboard is proposed as a more elegant, longer-lasting cladding than the timber which is often found on 1970's houses.

We very much hope that the Council will find our revisions acceptable and that they will approve our Planning Application in the very near future.