

Design & Access Statement

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1/ Introduction

This application relates to the proposed background extension and loft conversion with two dormers at the front and two dormers at the back of no. 46 Willow Grove, HA4 6DF.

Included within this submission is a full set of drawings required for planning application assessment.

2/ Document Context

This application site is a bungalow residential dwelling, which stands in its original 1930s design with a side garage and timber gate leading to the garden.

3/ Property Context

The existing property is a 1930s bungalow residential dwelling and is of a similar architectural style and character to surrounding properties.

Most neighbouring properties have similar architectural features as no. 46 Willow Grove, such as red brick front facade and pebble-dash rendered side and back elevations.

Although the majority of the properties on Willow Grove have a similar architectural style, many have had various extensions, including next door - No. 48, which has a single storey back extension and the loft conversion with a single, large dormer.

4/ Surrounding Neighbourhood Planning History

1 Willow Grove - 36958/APP/2016/2536 - Single storey rear/side extension and raising and enlargement of roof to create habitable roof space with 3 rear and 2 front dormers

4 Willow Grove - 74874/APP/2019/1907 - Single storey side/rear extension and enlargement and raising of roof to create habitable roof space to include 2 front and 2 rear dormers

23 Willow Grove - 75189/APP/2020/41 - Conversion of roof space to be habitable to include a rear dormer, 3 rooflights and conversion of both sides of roof from from hip to gable end

53 Willow Grove - 13494/APP/2014/4295 - Single storey side extension and conversion of roof space to habitable use to include a rear dormer and 3 front roof lights and conversion of roof from hip to gable end to both sides

5/ Proposal

The proposal is for a ground rear extension and loft conversion. The new front and back dormers with pitched roofs will be well coordinated with the property style.

The proposal gives full consideration to the impact on the character and appearance of the original property and surrounding area.

The proposal will ensure that the architectural integrity and plan of the original building is preserved.

6/ Access

Access to and from the property will remain as is.

7/ Impact of Character & Appearance

... of the Original Property

The distinctive character of Willow Grove consists of a variety of bungalows. The addition of the ground floor back extension will match the main roof slope. The external finish of the side and back extension will match the existing property in material and texture to ensure retention of the current character of the property.

... of the Surrounding Area

The impact to the appearance of the area will be kept to a minimum. The extension will use compatible materials to the existing building to ensure the original architectural character of the property is preserved. The front drive area of the property will remain as is.

8/ Environmental Impact & Sustainable Design

No trees will be removed or affected during development works.

The property will be well insulated to ensure that energy loss is kept to a minimum.

New windows will ensure there is adequate natural light in all new rooms in the property. The side windows will be non-openable with obscure glass.