



S T E R L I N G P A R T N E R S

PLANNING ACCESS STATEMENT
19th SEP 2016 (REV-A)

2 THE GLEN
EASTCOTE
PINNER
HA5 2RX

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1.1 Evaluation

The proposal refers to pre-application advice at the site meeting of 21st May 2015 with Charlotte Bath, The National Planning Policy Framework (NPPF), Eastcote Park Estate Appraisal, The Local Plan, and the UDP such that the proposal will:

- Improve the local environment;
- Bring about better design and layout;
- Improve living conditions;
- Improve the character and appearance of the surrounding area;

This proposal is viable and is described as the demolition of a side garage, and erection of a two storey side extension, and single storey rear extension.

The existing building is a single domestic residence; semi-detached with its neighbour to the south.

For the purpose of the Design & Access Statement the site is considered a suburban site with the potential for overlooking and loss of amenity to surrounding properties.

The proposal looks to provide good living accommodation, and provide a building which sits well on the site.

The proposal is of a form which is in-keeping with the original building, and takes into account pre-application advice and the limitations on the realistic extent of development to reduce the potential to encroach on the amenity of adjoining properties.

The proposal is in accordance with supplementary guidance as set out during pre-application discussions with the Local Planning Authority.

In addition to the promotion of high quality design by Sterling Partners architects, which will bring improved design standard to the locality, the proposal will ensure the existing street scene is enhanced in accordance with planning policy.

The proposal will help to enhance important amenity and design character, which has been assessed as critically important to the proposed design, character and setting.



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1.2 Setting

The site plot is positioned at the beginning of The Glen and is one of a semi-detached pair of Art Moderne houses noted in the Eastcote Park Estate Appraisal.

The site is generally a sloping down from south to north and this is noted on the drawings.

The local area is a predominantly residential mix of detached and semi-detached housing.



STREET VIEW



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2.1 Justification within planning context

The Core Strategy, Supplementary Guidance, Eastcote Park Estate Management Plan, and The National Planning Policy Framework sets out the vision and objectives for the area, and explains how development should be progressed.

The site sits within the Eastcote Park Estate Conservation Area and the building is not considered a Building of Townscape Merit. No buildings on the site, or in the vicinity, are Listed.

As a result, the proposals are assessed in terms of the quality of design, and the character and setting.

It was confirmed at the pre-application meeting on 21st May 2015 that the principle of extending the property at ground and first floors was acceptable.

2.2 Justification within physical context

The surrounding context is predominantly residential with a mixture of architectural styles. The application site is a semi-detached art moderne house which has had several alterations and extension in the past.

The site slopes and there is a significant fall between the property and its neighbour.

The principle of a two storey side extension and single storey rear extension was agreed at the pre-application meeting on 21st May 2015. At this meeting the principle of the two-storey side extension being located a small distance from the boundary was accepted.

Key dimensions were agreed at the meeting being:
the height of development at the boundary with no.1 The Glen to be no more than 3m; the distance of rear extension from original building line to be no more than 3.6m.

The above dimensions have been adhered to in the application.

2.3 Ground Floor

The existing ground floor accommodates a living/dining room, kitchen, utility room, WC, and study/store. The proposed ground floor accommodates a living room, dining area, kitchen, utility room, en suite, and bedroom.

The addition of a bedroom with en-suite will allow for the applicant's elderly parents to stay in the property in comfort.

2.4 First Floor



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The existing first floor accommodates three bedrooms and a family bathroom. The proposed first floor will accommodate four bedrooms, an en suite, and a family bathroom.



FRONT VIEW

3.1 Massing and Height



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The massing of the proposed extensions has been studied with relation to the neighbouring developments to the side of the site.

It was agreed at the pre-application meeting that the side extension should be set back from the front and rear of the existing house and that it would extend to a minimum distance from the boundary of 0.8m with no.3 The Glen, to the north.

It was also agreed that a maximum height for the rear extension would be set at 3m at the boundary with no.1 The Glen, to the south.

The massing of the proposals is in-keeping with that of the house and of other developments at neighbouring properties.

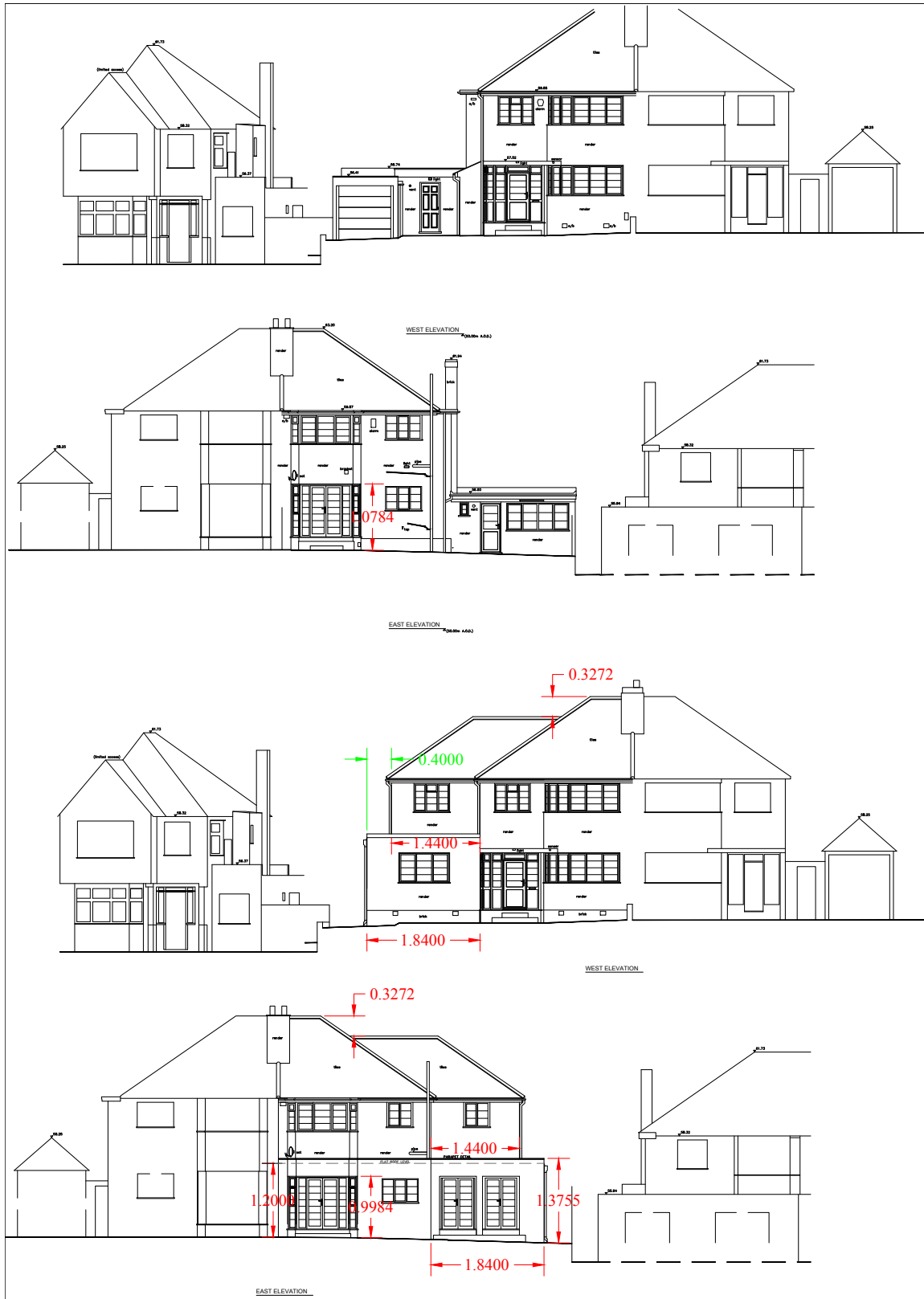


PHOTO Rear View

PLANS Proposed Elevations and Plans



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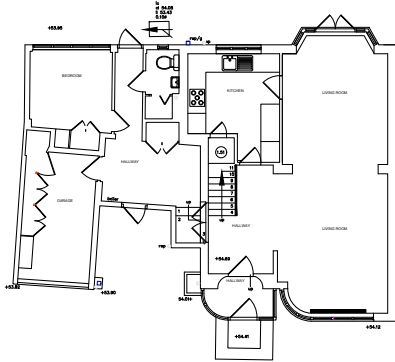


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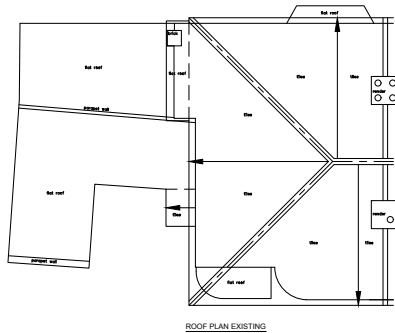




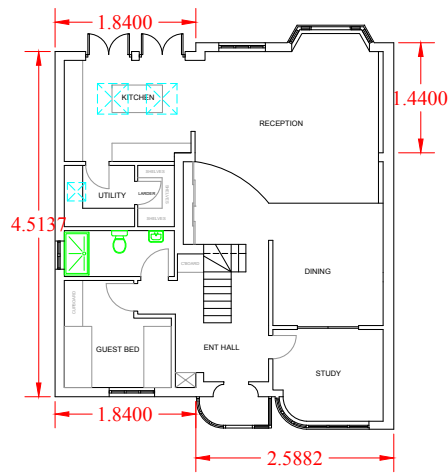
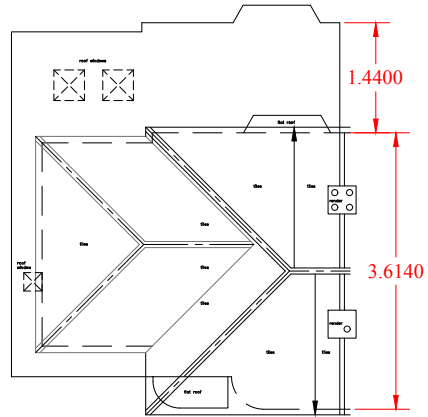
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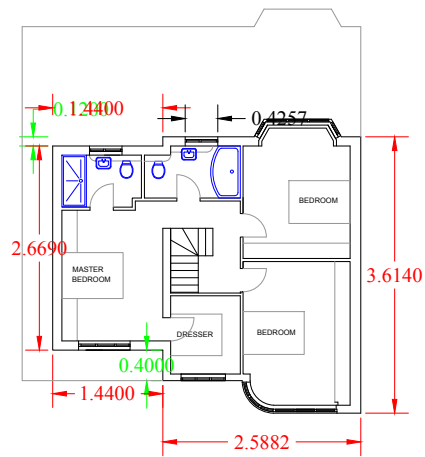
FIRST FLOOR PLAN



ROOF PLAN EXISTING



GROUND FLOOR



FIRST FLOOR



S T E R L I N G P A R T N E R S

4.1 Accessibility

The application site is sloping and there is no proposal to alter the existing access arrangements to the front of the house.

The proposal will include level-access to and from the interior spaces at ground level with level thresholds, where possible, throughout the scheme.

The internal layout will comply with Part M of the Building Regulations for works to existing dwellings.

Principally, compliance will be achieved through:

Level door access where possible;

Entry level WC;

Room layout to allow for entry-level bedrooms.