# Design Statement — Front Extension, 27 Potter Street, Northwood

Sep 27, 2026 · @Pavan Nagori

## 1. The proposal

1.1 This statement supports a householder application by Mr Pavan Nagori for a single-storey front extension to the ground-floor office at 27 Potter Street, Northwood, HA6 1QJ.

1.2 The extension brings the office's front wall forward by 1.5m, so that it lines up exactly with the front of the existing porch. It is 1.5m deep and about 2.45m wide, adding roughly 3.7 sq m of floor space.

1.3 The extension fills the recess between the porch and the flank wall. The details are:

- **Roof:** a tiled lean-to roof over the new section, pitched at about 25°, with its eaves and top level with the existing tiled porch canopy beside it. The existing flat roof of the office behind is retained.
- **Walls:** render to match the existing walls.
- **Front entrance:** a new front door in the extension, with a clear opening of at least 850mm, reached by a gently sloping ramp with handrail. This gives step-free access for elderly family members and wheelchair users.
- **Flank:** no new side windows.

## 2. Site and context

2.1 No. 27 is a semi-detached house on the northern side of Potter Street, attached to No. 29 to the east, with No. 25 to the west. The site is not in a conservation area and has no heritage designation.

2.2 At the front, the house has a projecting porch with a tiled roof and, beside it on the flank side, a single-storey former garage now used as an office. The office front wall sits 1.5m behind the porch front, leaving a small recess at the corner of the house.

2.3 Front elevations on this part of Potter Street have already been altered, including the porch and garage conversion at No. 27 (certified in 2009, ref 50988/APP/2009/1692) and the single-storey front extensions approved at No. 29 next door and at No. 5 (Section 4).

## 3. Design and streetscene

3.1 The extension does not project beyond the house's existing front building line. It stops exactly at the face of the existing porch, so the furthest-forward point of the house is unchanged.

3.2 It squares off the front of the house at ground floor. The recess it fills is an awkward left-over corner rather than a deliberate part of the original design, and the result is a simpler, more ordered frontage.

3.3 It is clearly subordinate. It is single storey, under 4 sq m, and its roof rises no higher than the existing porch canopy. The two-storey front of the main house, with its bay and gable, remains entirely dominant.

3.4 Seen from the street, the extension reads as a continuation of the porch. The office wall and render keep their existing appearance, simply 1.5m closer to the street and level with the porch front. The new tiled lean-to roof continues the eaves line, pitch and tiling of the porch canopy, so the two read as a single tiled frontage at ground floor. The front window is replaced by an entrance door under the roof overhang, with a low ramp in front of it. The flank elevation shows the office wall continued forward by 1.5m under the lean-to roof, which steps down to the retained flat roof behind. A pitched tiled roof also matches the roof form of every other front addition on the street (Section 4), rather than adding a flat roof to the frontage.

3.5 **Accessibility.** The main entrance to the house is up steps through the porch. The new door and ramp create a step-free entrance for elderly family members and wheelchair users. This supports the London Plan's aims for inclusive design and homes that can adapt to changing needs (Policies D5 and D7). The ramp is low, open and uncovered, and is designed to a gradient no steeper than 1:12, with a level landing at the door.

3.6 The proposal therefore complies with Policy BE1 (Part One) and Policies DMHB 11, DMHB 12 and DMHD 1 (Part Two), which require extensions to be subordinate, to respect the character of the host dwelling and to cause no harm to the streetscene.

## 4. Precedents: Nos. 5 Potter Street, No. 23 Potter Street, No. 7 Potter Street, No. 15 Potter Street, No. 45 Potter Street

4.1 The Council has recently approved a two-storey side extension and a single-storey front extension at the adjoining house, No. 29 Potter Street (ref 34251/APP/2026/1653). No. 29 is the other half of this semi-detached pair, so the two houses are read together in the street.

4.2 The approved plans show No. 29's front extension bringing the front of its former garage forward by about 1.1m, across about 5.0m of frontage, roughly 5.6 sq m in all, with a tiled roof.

| | No. 29 (approved) | No. 27 (proposed) |
|---|---|---|
| Depth | c.1.1m | 1.5m |
| Width | c.5.0m | c.2.45m |
| Area | c.5.6 sq m | c.3.7 sq m |
| Front line | Stays within the house's existing front line | Stops at the existing porch front |

4.3 Neither extension advances its house's front building line. Each fills in behind an existing front projection. The proposal at No. 27 is smaller in area and less than half the width. It is deeper, but only because the recess it fills behind the porch is deeper.

4.4 **No. 5 Potter Street.** The Council has also approved a single-storey front extension at No. 5 Potter Street (ref 59062/APP/2022/2750, erection of a single-storey extension to the front, conversion of garage to habitable accommodation and rear alterations). The approved drawings show it projecting 1.0m across about 5.0m of frontage, about 5 sq m in all, under a tiled lean-to roof with eaves at 2.55m and a top at 3.4m. It contains the house's front entrance door and a window, and it has since been built.

4.5 No. 5 is the closest precedent for this proposal. It has the same roof form and the same entrance door within the front addition. It is also twice as wide and taller than the proposal at No. 27, whose lean-to reaches only about 3.2m. If the Council found No. 5 acceptable in the streetscene, the smaller proposal here should be acceptable too.

4.6 Other houses on Potter Street already have single-storey front additions, which shows that such additions are an established part of the street's character:

- **No. 33 Potter Street:** a single-storey front extension across the former garage, with a tiled mono-pitch roof, French doors and a separate front door.
- **No. 23 Potter Street:** a single-storey front addition with a pitched tiled roof and its own front entrance door, beside a tiled porch canopy.
- **No. 7 Potter Street:** a single-storey front addition in facing brick under a tiled lean-to roof, containing the house's front entrance door.
- **No. 15 Potter Street:** a single-storey front extension in facing brick with a tiled lean-to roof, containing the house's front entrance door and a window. Like No. 5, it is a front addition carrying an entrance door.

- **No. 45 Potter Street:** a single-storey front addition in facing brick under a tiled lean-to roof, containing the house's main front door with side lights and, alongside it, a second, separate half-glazed entrance door.

Street photographs are appended.

4.7 **A second front door.** The proposal adds a second entrance to the front of the house, with the main entrance remaining in the porch. This too is established on the street. Nos. 23, 33 and 45 each already have two entrance doors in their front elevation: No. 23 has its own entrance door in its front addition beside the porch canopy, No. 33 has French doors and a separate front door, and No. 45 has its main front door and a second, separate door side by side in its front addition. A second front door is therefore part of the existing character of Potter Street, not a new feature.

4.8 Taken together with the approvals at Nos. 29 and 5, these examples confirm that a small single-storey front addition under a pitched tiled roof, set within the existing front line, is acceptable on this street.

## 5. Other matters

5.1 **Neighbour amenity.** The extension is single storey, at the front, and has no side windows. It is on the flank side away from No. 29, and its small scale causes no loss of light, outlook or privacy to No. 25 or No. 29.

5.2 **Parking.** The front driveway continues to provide two off-street parking spaces, in line with Policy DMT 6. The extension and ramp do not reduce the driveway below two spaces.

5.3 **Drainage.** The site is in a Critical Drainage Area. Rainwater from the new roof, about 4 sq m, will be taken to the existing rainwater system or a soakaway, in line with Policy DMEI 9.

5.4 **Garden space.** The rear garden of 231 sq m is unaffected (Policy DMHB 18).

## 6. Conclusion and drawings

6.1 The proposal is a small, single-storey front extension that stops at the existing porch front. It does not advance the front building line, matches the existing materials and continues the tiled roof line of the porch. It is more modest than the front extensions the Council has approved at Nos. 29 and 5, and closely follows the approved design at No. 5. It also provides a step-free entrance for elderly and disabled occupants and visitors. It causes no harm to neighbours, parking or drainage.

6.2 The applicant respectfully asks the Council to grant planning permission.

| Drawing no. | Title | Scale |
|---|---|---|
| PP-14993090v1 | Location Plan | 1:1250 |
| 27potterstreet/2024/01 | Existing Ground Floor Plan | 1:50 |
| 27potterstreet/2024/03 | Existing Elevations | 1:100 |
| 27potterstreet/2026/F01 | Proposed Ground Floor Plan (front extension) | 1:50 |
| 27potterstreet/2026/F02 | Proposed Elevations (front extension) | 1:100 |