

Middx and Herts Architectural Designers

PLANNING STATEMENT



7 ELGIN DRIVE, NORTHWOOD, MIDDLESEX HA6 2YR

Proposal: Erection of rear balcony

July 2022

This Statement supports a planning application drawing reference: BIL/2301/RETRO in relation to 7 Elgin Drive, Northwood, Middlesex, HA6 2YR.

The proposal is for the erection of a rear balcony of timber construction, planning ref: 55600/APP/2022/1990.

The application site is located in the centre of Northwood, adjacent to Northwood metropolitan line tube station. The rear garden (and hence proposed rear facing balcony) of the application site in fact backs on to the railway line, as can be seen from the site location plan. The view from the proposed roof terrace overlooks the railway line, shielded by large trees and there is no also overlooking on to any of the rear gardens of any adjacent properties at numbers 6 & 8 Elgin Drive, nor Murray Road, all of which are too far away to have overlooking on their respective gardens from the proposed roof terrace an issue. In any event there are large trees along the entire boundaries of number 7 with all adjacent boundaries.

It is worth noting that the surrounding area close to the proposed development site has a few properties with a balcony currently and so having a balcony in this area is not an unusual feature by any means. Examples of properties with balconies are at number 53 and 47 Murray Road. These are both front facing balconies. In fact number 53 is a corner property and has an incongruous balcony that fronts and overlooks a public highway in two directions; towards Murray Road and also Elgin Drive.

The development proposal does not cause any harm at all to the character of the area and given that the proposed balcony is at the rear of the property facing a railway line shielded by large trees, with no overlooking on the rear gardens of neighbouring properties, there is clearly no impact on the street scene whatsoever. Notwithstanding the rear facing balcony, it is not considered to be an incongruous feature.

No issues can be seen arising in relation to noise or affecting the neighbours in any way and the proposal causes no harm to overlooking. Fall protection is also afforded in the form of a timber constructed railing that surrounds the perimeter of the timber decking.

In summary the proposal of the balcony ticks all the boxes in respect of being in keeping, no overlooking and provision of fall protection and meets all the relevant and appropriate planning criteria for the provision of a balcony, and given that the proposed flat at 7A has limited amenity space it therefore also provides a little outdoor space much needed for the occupants of the flat above at number 7A.

From my experience granting planning consent for a flat roof balcony is not unusual if the main criteria are met which, in this case are, as detailed above in my representation of the facts.

Statement prepared by Mr Noman Sheikh (Middlesex & Herts)

12th July 2022