

**Planning Statement in support of a planning application for:**

**18 St Lawrence Drive  
Pinner  
HA5 2RU**

**USL Architects**  
Design Planning Delivery

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**Context:**

The application site is located on the east side of St Lawrence Drive. The property comprises a two-storey semi-detached house with a hipped roof and a single storey side garage. The façade is rendered and has a vivid green pantilled roof and projecting eaves. A large front and rear garden with an outbuilding at the end of it.

The street scene is residential in character and appearance comprising large semidetached properties with varied designs. The application site lies within the Eastcote Park Estate Conservation Area.

**Proposed:**

This proposal is to build a 3m ground floor extension, to extend the kitchen on the rear of the property, and a first-floor extension above the kitchen (0.89m) and the side pergola (1.9m). To enlarge the family bathroom and provide an ensuite for the existing main bedroom.

The first-floor extension does not cover the length of the ground floor kitchen extension therefore the remaining is proposed with a parapet roof. The first-floor extension is proposed with a flat roof to be sympathetic to neighbouring properties with the same roofs style.

Observing the surrounding properties, there are a couple with similar roof styles. Which have also been extended with flat roofs. However, our proposal is a lot smaller than the other developed properties.

**PROPOSED MATERIALS:**

**WINDOWS:** To match the existing windows.

**Walls:** To match existing

We believe this proposal will be improve the visual aesthetic of the rear of the property and be more in keeping with the vernacular of the conservation area.