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SUPPORTING STATEMENT

18 MOUNT PARK ROAD,

EASTCOTE

HA5 2JR

*W J Macleod Architects
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Site Context

Number 18 lies on the west side of Mount Park Road opposite the junction with Gerrard Avenue. It is the end of a small terrace formed by Nos. 18-24.. It is within an established residential area consisting of mainly two storey houses typical of inter war Metropolitan expansion, along with other more recent developments of houses. The area contains houses of various, ages, sizes and design. Many of the surrounding houses have been significantly extended and adapted to meet changing need of residents.

The site slopes gently up to the front door with the rear area being essentially flat. There are no major landscaping features which could affect the development proposals and there are no Tree Preservation Orders on the site. The site does not lie within a designated Conservation Area nor is it afforded any special protection.

The house is a two storey property with pebble dashed elevations and tiled pitch roof together with a front bay and gable feature, set back from the road front with a driveway and parking.

The house has been subject to an unsympathetic poor quality rear extension giving the rear elevation a disjointed appearance.

The neighbouring houses are conventional two storey houses with simple hipped tile roofs. They have been the subject of extensions to the rear and sides.

The Development Proposals

The proposals allow for the demolition of existing single storey rear and side extension and construction of a new single storey rear and side extension.

Design and Appearance

The application seeks to improve both the external appearance and internal layout of the existing property.

Internally, the spaces and room layout will reflect modern family living.

Externally, the aim is to extend the property in an architecturally sympathetic way.

The existing extension will be demolished and replaced with a new single storey rear and side extension.

With respect to the impact on No 16, the proposed rear projection will be in line with their extension. The side extension will reflect what is already built and will have no adverse impact on No.16.

Again the rear extension will have no impact on No. 20 as it will match their extension both in height and depth.

The proposed extension will have little impact on the garden area which will still far exceed your Council's Policies.

Of great significance is the application granted consent via delegated powers in respect of a near identical extension to the house at the other end of the terrace No.24. Reference 56894/APP/2018/4223 dated 28/01/2019.

Access and Parking

The house is served by an existing crossover which serves a driveway capable of easily accommodating 2 cars. This arrangement will remain in place.

There are no parking restrictions in this part of Mount Park Road.

CONCLUSION

The existing house is in need of works to bring it up to modern standards. The existing extension detracts from the appearance of the house. The proposed extension is sensitive and similar to others found locally, whilst according with all Local Planning Policies.

The overall form of the building and detailed design result in a house which not only provides for the needs of the applicants family, but will also respect the character of the street scene and the area in general, whilst respecting the outlook and privacy of neighbouring properties.

WJM/VAC

29.09.23