

PLANNING STATEMENT FROM OWNERS AND DESIGN TEAM

1. The reason for the refusal includes excessive width and that

"The proposed two storey side extension would be sited above the existing integral garages and would have a width of 5.675m which would exceed half the width of the original dwelling, contrary to the requirements of Policy DMHD 1 "

However, the total width of the original dwelling is 12m. The size of the extension 5.675 m is less than 50% of the original width.

2. This house was built as part of a cluster of houses under planning permission 38302/86/0430 approved 05-09-86.

"Residential development-27 units (Full) (P) 168-178 (evens) TOLCARNE DR. & 1-21(cons) LAWSON GARDENS PINNER"

The design, character and the outlook of this dwelling is like the cluster of houses mentioned above.

The proposed extension is very similar to the extensions approved and built to several of the properties in the above-mentioned cluster of houses such as following.

3 Lawson Gardens, 41958/APP/2020/3193 approved 08-12-20.

From the officers' report "The proposed first floor side extension would be 5.2 m in width being less than half the width of the original dwelling at 12.3 m"

5 Lawson Gardens, 76626/APP/2023/2032 approved 07-09-23.

From the officers' report "The proposed first floor side extension measures a depth of 4.3m, a length of 8.4m less than half the width of the original dwelling at 11.8m",

16 Lawson Gardens 48107/APP/2022/3563

From the officer's report "The proposed first floor side extension measures a depth of 5.6m, a length of 8.4m less than half the width of the original dwelling at 12.3m"

In fact, the proposed extension will enable modernise this property and make the character match to the ones mentioned above.

3. This property had been granted planning permission 57721/APP/2003/1833 approved 25-09-03 this is like the planning application recently submitted 57721/APP/2025/35 refused 04-03-25.

When we bought this property few months ago, this past permission was a major driver for our interest in this property.

Also, for our personal situation, our family requires extra bedroom upstairs. In our family our parents who are Indian citizens visit us and stay for several months in a year to spend time with their grandchildren and help with childcare. Additional bedroom provided by the side extension would help our personal situation to a very large extent and make our lives a lot better. In fact, this was a key reason for our interest in this property. Considering that all the other houses in this cluster of houses have had the extension, this was only a fair assumption.