

CHILTERN ROAD

15 Chiltern road, eastcote, pinner, London HA5 2TD

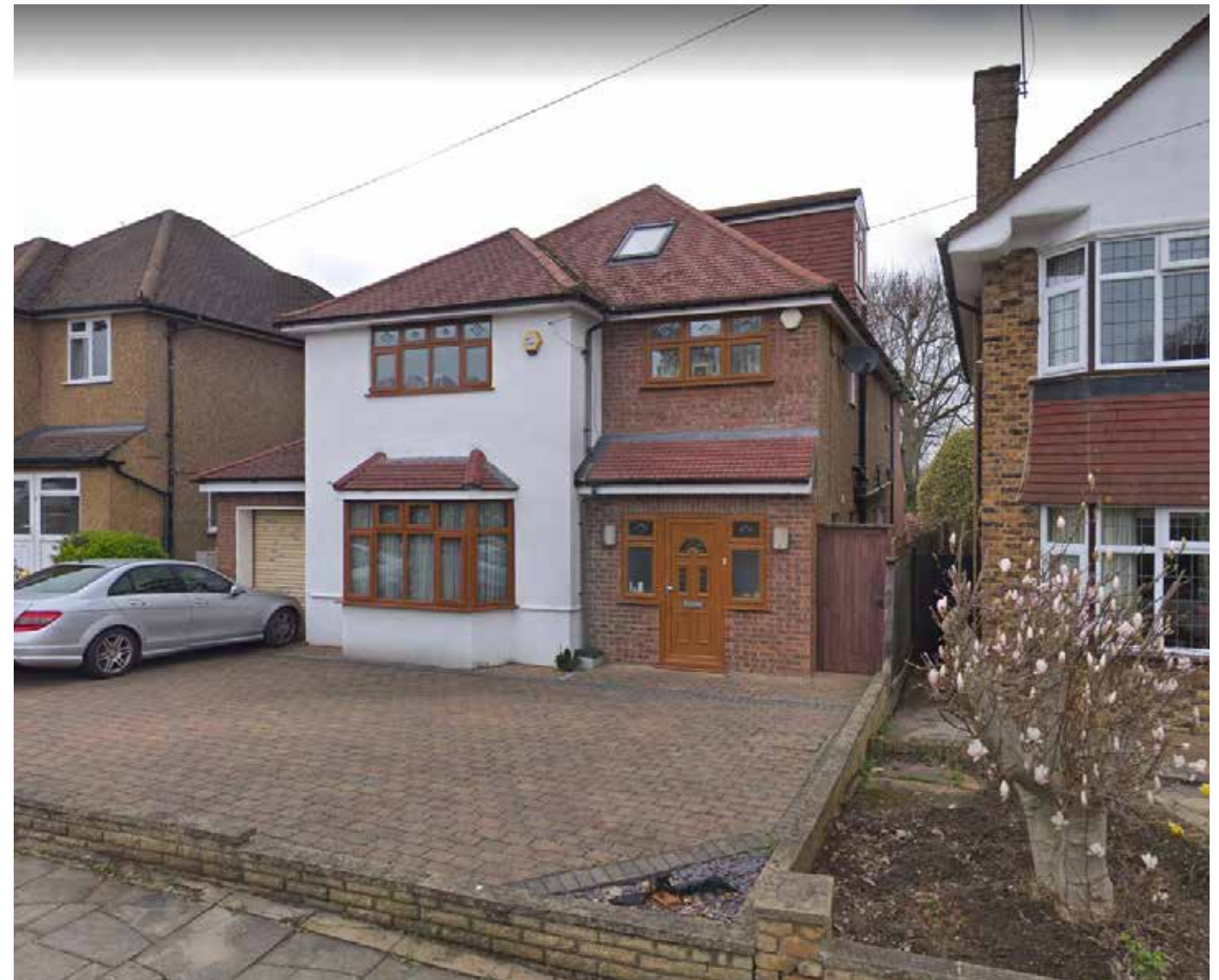
Martin Evans
Architects

REAR EXTENSION and FRONT ELEVATION ALTERATION

DESIGN STATEMENT FOR PLANNING APPLICATION

May 2021

49 Stoneleigh Terrace
London, N19 5TZ



CHILTERN ROAD

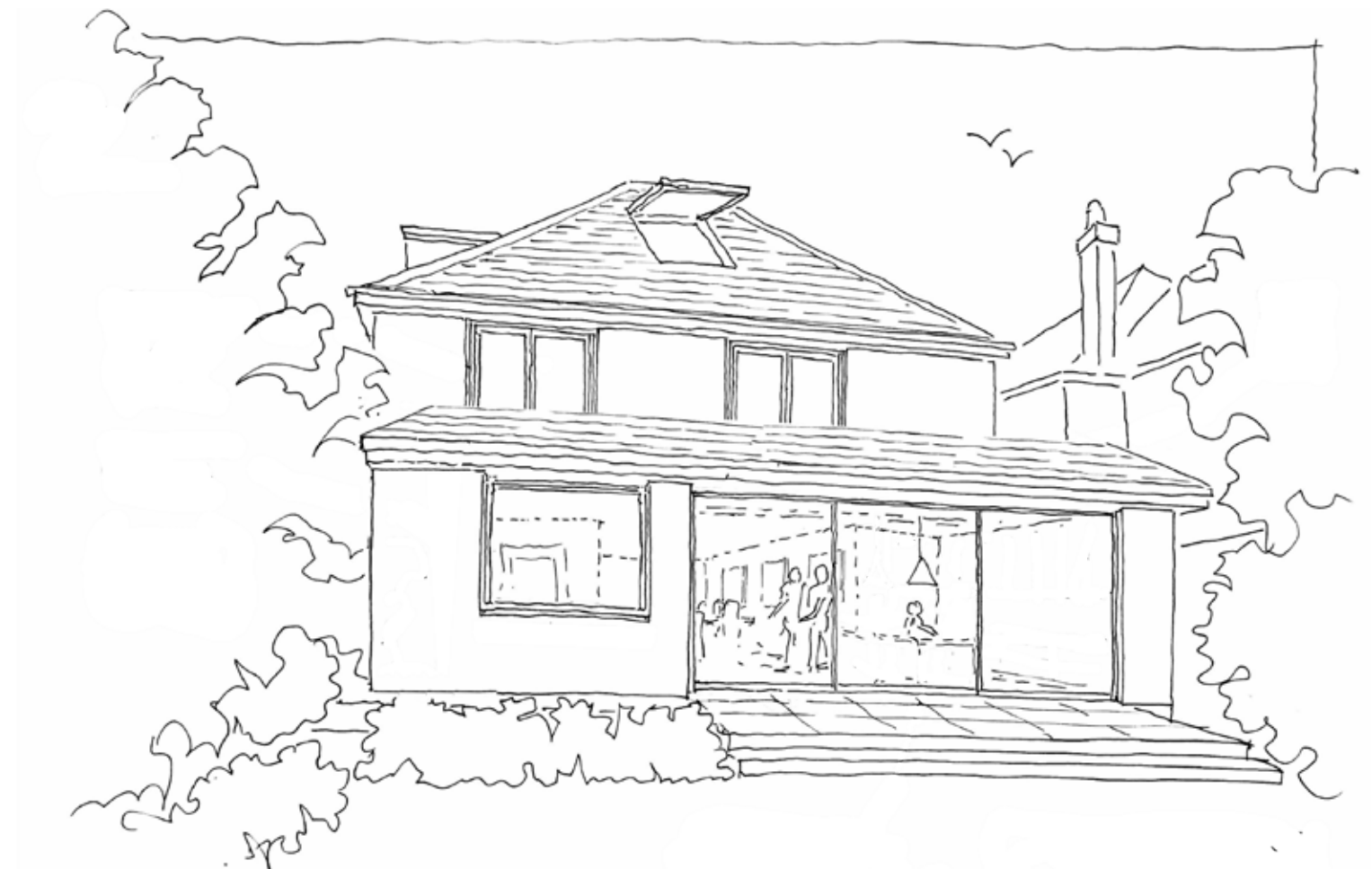
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Introduction

This application seeks the approval of the Planning application for a small rear extension in a detached dwelling house at 15 Chiltern Road. The alterations include the small extension to 3600mm to the width of the rear elevation, cosmetic alterations to the front and rear elevations and internal alterations to improve the layout of the ground floor.

The proposed extension is approximately 5.77m².

The house is not listed and does not sit within a Conservation Area or Designated Greenbelt

A recent application for the Certificate of Lawfulness was refused without detailed reason or consultation :Date: 19-04-2021 Ref 662928/APP/2021/975

The revised scheme responds to this refusal by applying under planning application rules instead of Permitted development rights.

As part of this application communication with the planning officers is welcomed.



Site view



Bird aerial view



Bird aerial view

The existing property and setting

The existing property at 15 Chiltern Road is a large 5 bedroom detached house typical of the houses along the street and the surrounding area. The property is a single-dwelling house over two floors with an attic conversion.

The ground floor has been extended across the rear elevation in recent years up to 1.6m from the original rear elevation and this provides a large open family room addressing and overlooking the north-facing rear garden. This is very similar to adjacent properties along Chiltern Road and elsewhere in the neighborhood.

The front garde is open wirh double access drivewat, low boundary wall and paved over fron drive

The property has a decent size garden with a pavilion in the corner of the rear garden. The rear garden is predominantly lawn with an area of terrace against the house and surrounded by tall fences and hedges.

The existing rear elevation has an imbalanced and rather tired overall aesthetic and the small windows and doors do not give the best connection between the house and garden. The roof and eaves details are heavy and tired and generally need to be lightened up and made visually more inviting. The front elevation is also a tired and uninviting aesthetic with brown Upvc windows and doors, a poorly detailed roof to the original bay window, no entrance canopy and a utilitarian and tired metal roller garage door. The front elevation is partially brick and partially render, with plastic gutters and downpipes to the central bay of the property.



Existing front elevation



Existing rear elevation



Existing rear elevation



Existing rear elevation

Recent planning history

There is some planning application history on the site.

Ref 62928/APP/2007/1957 and Ref 62928/APP/2007/975 principally relate with the current status of the layout of the house.

List of Planning Applications:

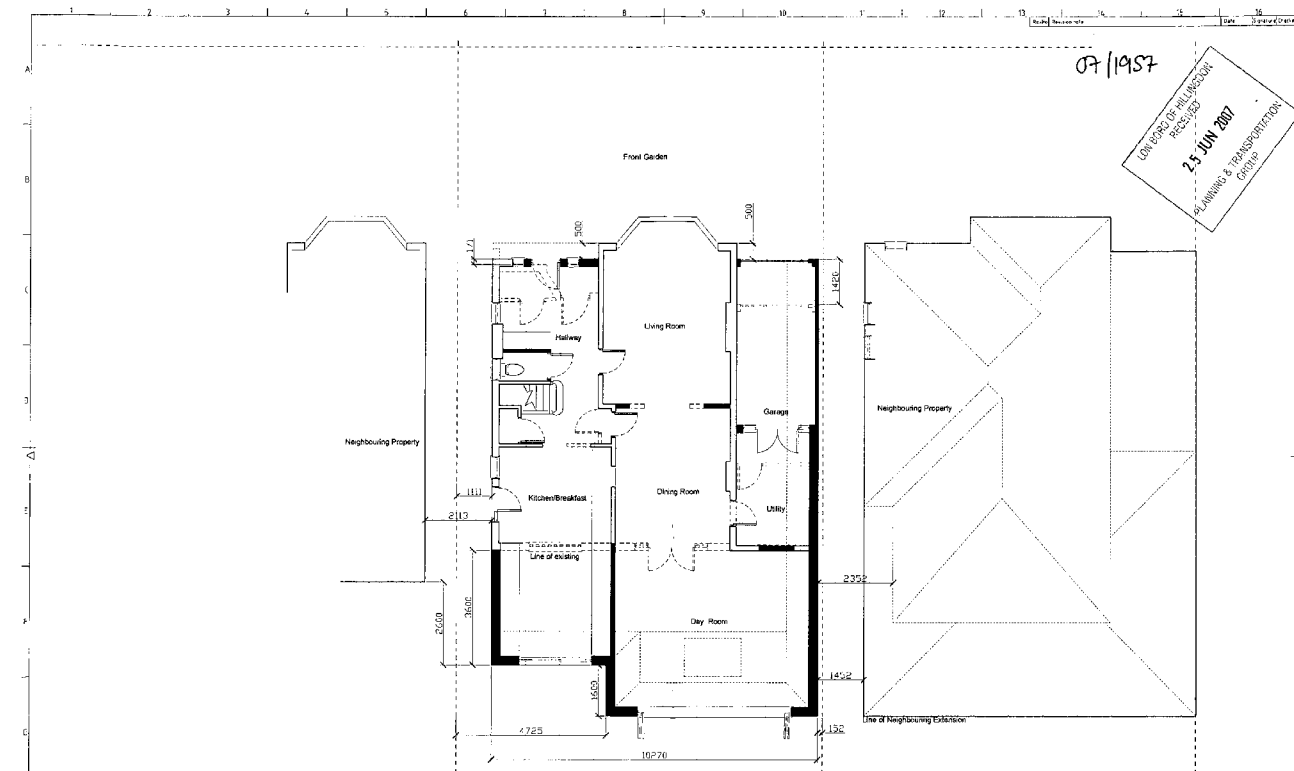
Date: 25-06-2007 Ref 62928/APP/2007/1957 ERECTION OF A PART SINGLE, PART TWO-STOREY SIDE EXTENSION AND PART SINGLE / PART TWO STOREY REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING GARAGE/UTILITY ROOM. Status Approval

Date: 08-06-2007 Ref 62928/APP/2007/1760 ERECTION OF PART SINGLE STOREY, PART TWO STOREY SIDE EXTENSION AND PART SINGLE STOREY REAR EXTENSIONS INVOLVING DEMOLITION OF EXISTING GARAGE/UTILITY ROOM.. Status: No further action

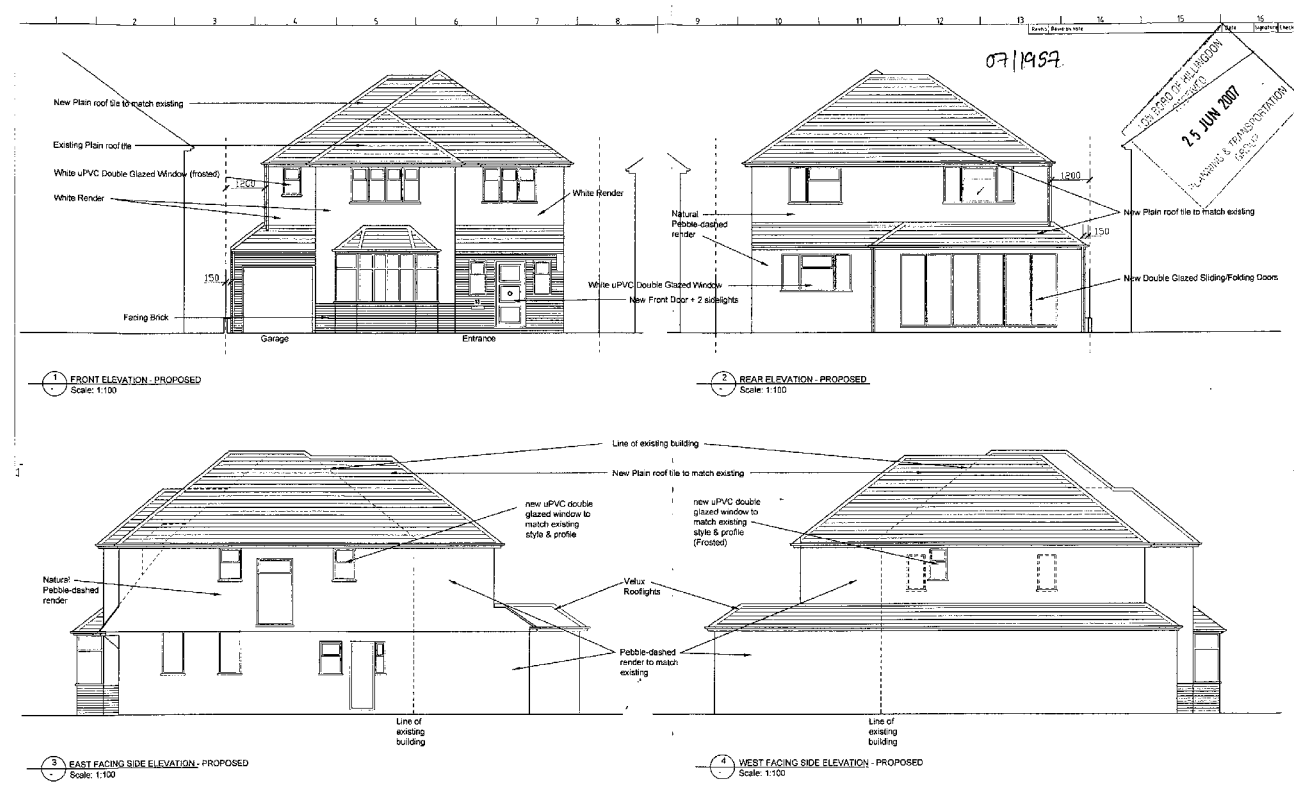
Date: 29-03-2007 Ref 62928/APP/2007/975 CONVERSION OF ROOFSpace TO HABITABLE ACCOMMODATION INVOLVING INSTALLATION OF A SIDE DORMER AND ROOFLIGHTS ON FRONT, SIDE AND REAR ELEVATIONS (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Date: 27-03-2007 Ref 62928/APP/2007/944 ERECTION OF A PART SINGLE, PART TWO STOREY SIDE EXTENSION AND PART TWO, PART SINGLE STOREY REAR EXTENSION AND FIRST FLOOR FRONT WALL WITH HIPPED ROOF (INVOLVING DEMOLITION OF EXISTING GARAGE / UTILITY ROOM). Status: Refusal

Date: 19-04-2021 Ref 62928/APP/2021/975 SINGLE STOREY REAR EXTENSION, CONVERSION OF GARAGE TO HABITABLE USE AND ALTERATIONS TO FENESTRATION (APPLICATION FOR A CERTIFICATE OF LAWFUL DEVELOPMENT FOR A PROPOSED DEVELOPMENT). Status: Refusal



Previous approved proposed GF plan Ref 62928/APP/2007/1957



Previous approved proposed elevations Ref 62928/APP/2007/1957

Planning policy for Extensions

These rules apply in the context of the proposed extension and any previous extensions (i.e. the ‘total enlargement’).

For all extensions

- Only half the area of land around the “original house”* can be covered by extensions or other buildings.
- Extensions cannot be higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.
- Where the extension comes within two metres of the boundary* the height at the eaves cannot exceed three metres.
- Extension cannot be built forward of the ‘principal elevation’ or, where it fronts a highway, the ‘side elevation’.
- The work cannot include:
 - o verandas, balconies* or raised platforms.
 - o a microwave antenna (e.g. TV aerial or satellite dish).
 - o a chimney, flue or soil and vent pipe.
 - o any alteration to the roof of the existing house.
- On Article 2(3) designated land* the work cannot include cladding of the exterior.
- The materials used in any exterior work must be of a similar appearance to those on the exterior of the existing house.

For side extensions

Where it would extend beyond the ‘side elevation’ of the original house*, the extension:

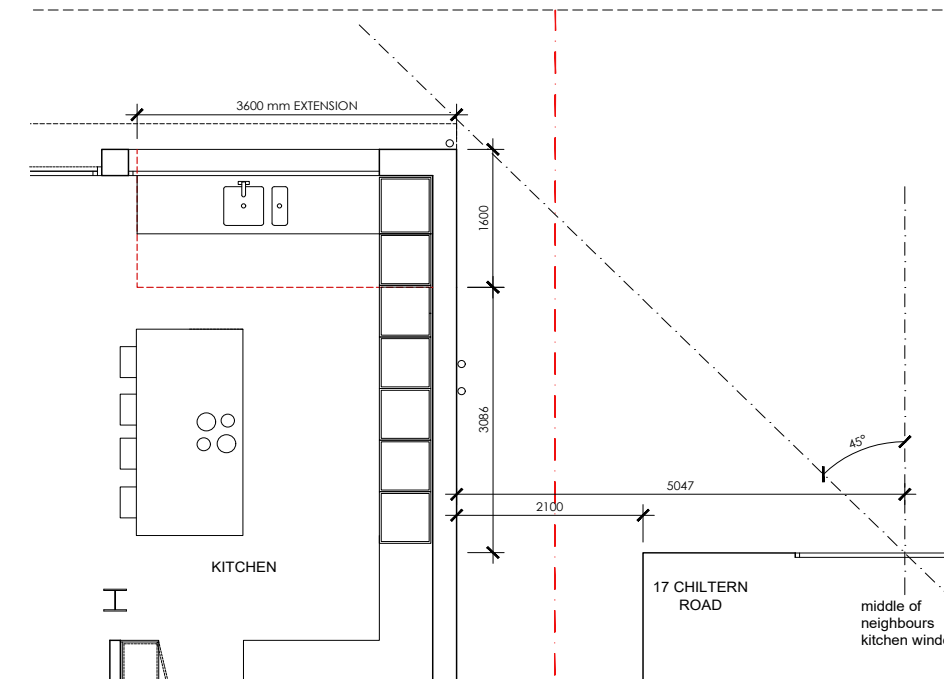
- Cannot exceed four metres in height.
- Can only be a single storey.
- Can only be up-to half the width of the original house*.

For single storey extensions

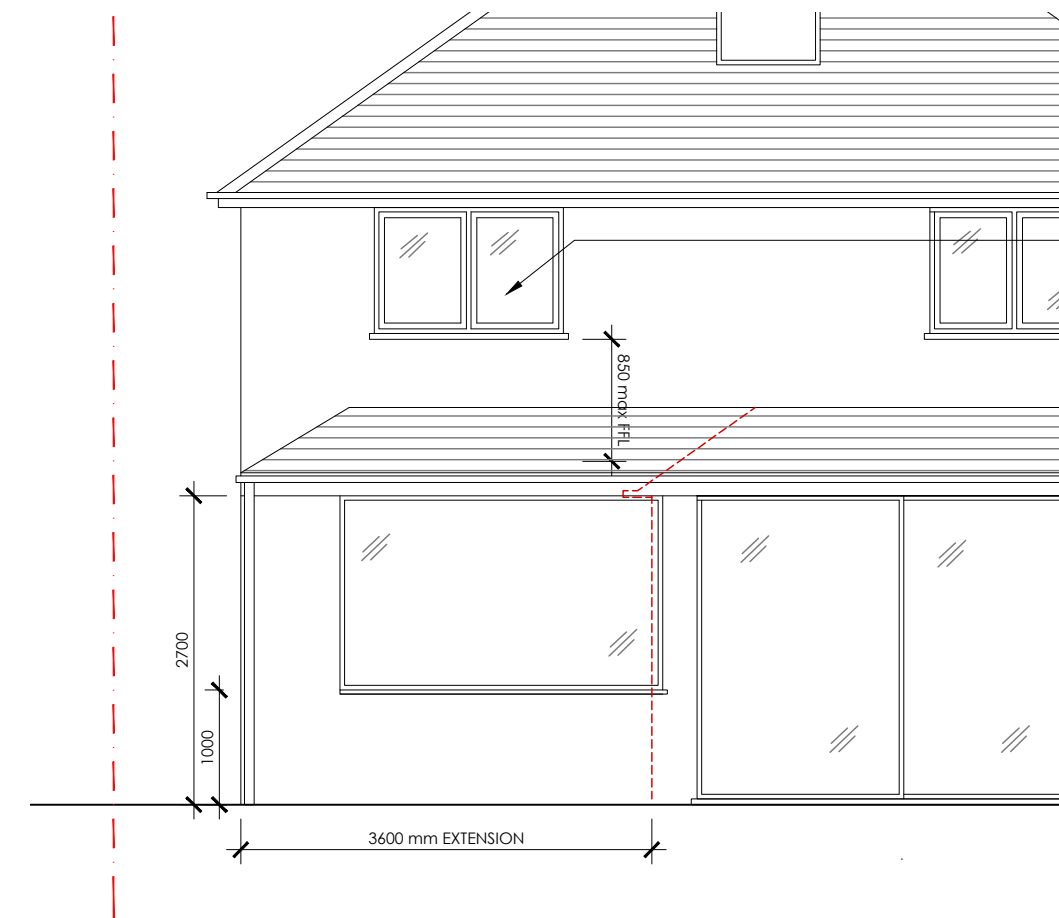
- Single-storey rear extensions cannot extend beyond the rear wall of the original house* by more than four metres if a detached house; or more than three metres for any other house.
- Where not on Article 2(3) designated land* or a Site of Special Scientific Interest; and subject to ‘prior approval’, the limit for single-storey rear extensions is increased to eight metres if a detached house; or six metres for any other house.

This requires that the relevant Local Planning Authority is informed of the proposed work via a prior approval application.

- Single-storey rear extensions cannot exceed four metres in height.



Proposed extension



Proposed extension

The proposal

The proposal seeks to respond to the owner's desire to reorganise the ground layout and increase slightly the floor area. The proposal is to extend the indented part of the rear extension and infill the 'missing corner' at the North East corner of the property. This extension will be 3600mm wide and 1600mm deep so that the rear elevation is a straight line.

The design will follow the existing principles but the materials will be different from existing. The existing brickwork at the rear will be changed to light painted render. The enlarged doors will be in dark grey fine aluminium profile and flush at floor level to the terrace.

The roof will be as the existing pitched roof with clay tiles but the eaves and soffit will be updated in accordance with the general improvements to the aesthetic of the property. The roof will be hipped to match the other. The render to the entire walls of the rear extension at ground floor level will be a light off-white colour to brighten up the North facing elevation and create a much more welcoming and cleaner face to the rear of the house.

The front elevation is re-designed with timber doors and grey cladding. The existing pitched roof to the central bay window will be replaced with flat-roofed canopy which will continue to run along the front elevation in each direction. This canopy will create a much-needed shelter to the front door and garage door bringing cohesion and improvement to the front elevation overall.

Elsewhere on the property, windows openings will not be modified but the windows will be replaced with simplified tilt and turn aluminium windows with large pains of glazing and less fenestration throughout. These windows will be simplified to be more contemporary and provide more light to the internal rooms with fine line dark grey aluminium windows.



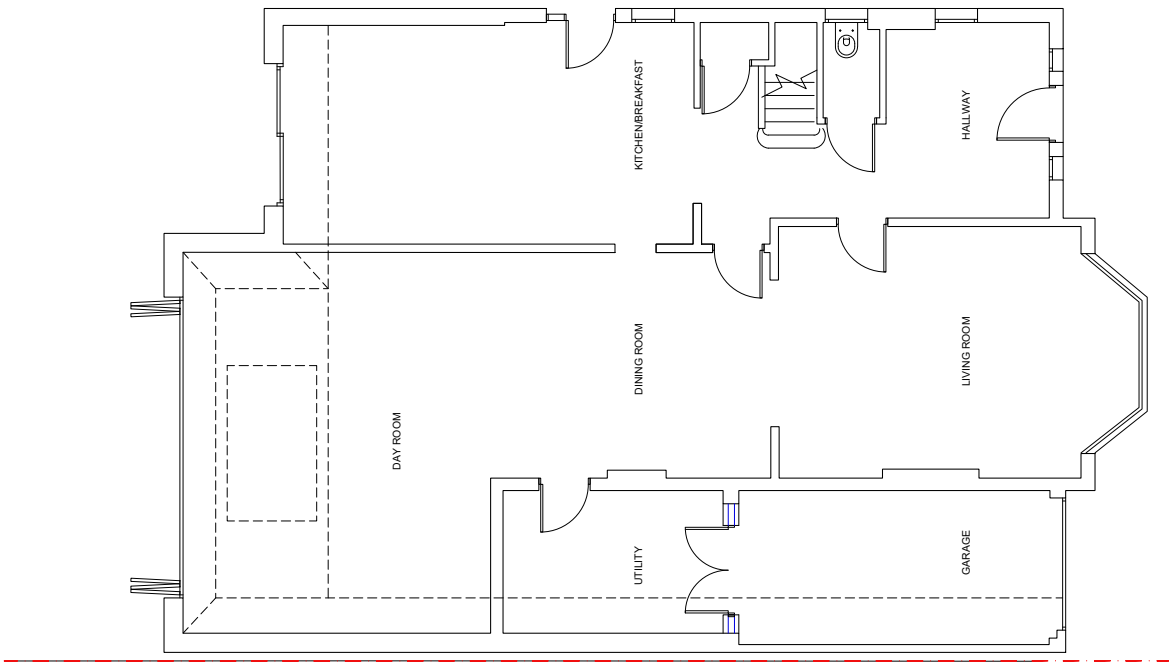
Existing Front Elevation



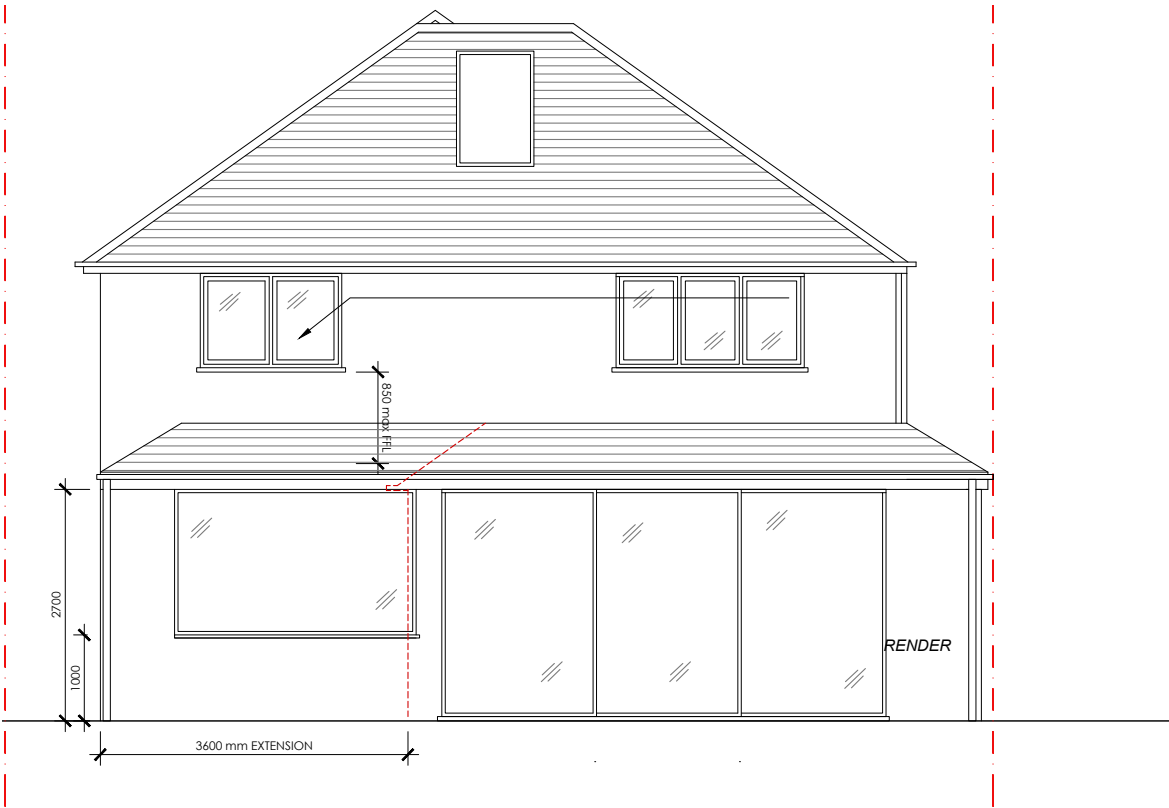
Proposed Front Elevation



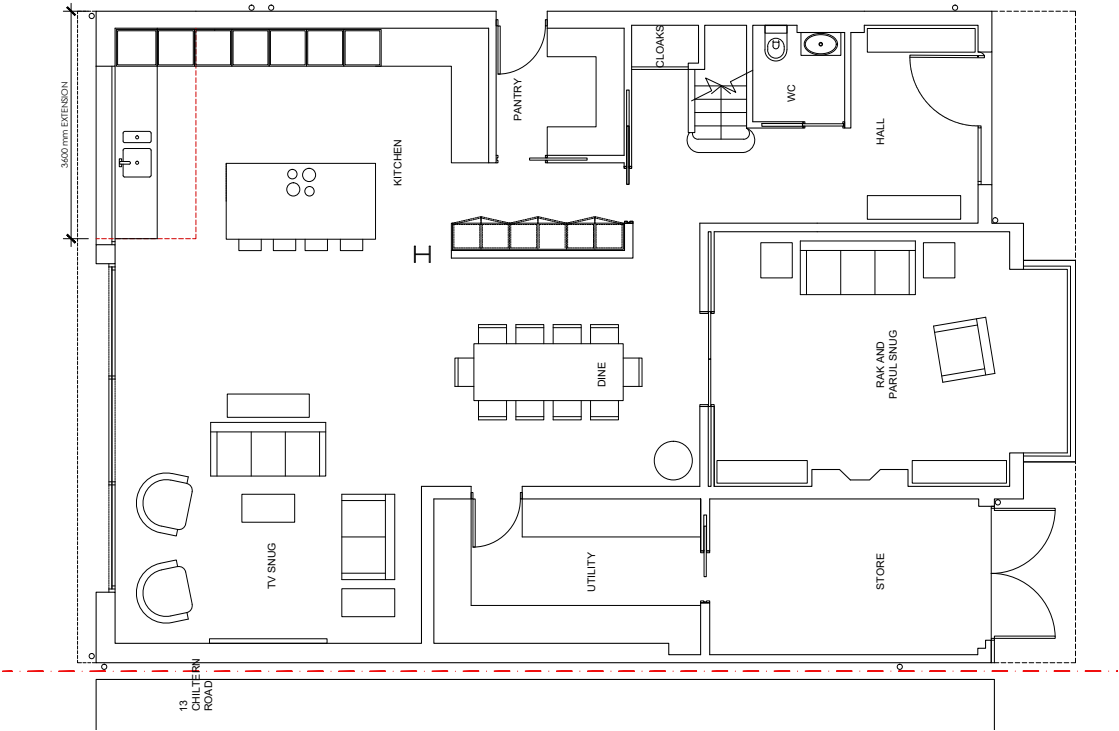
Existing Rear Elevation



Existing ground floor



Proposed Rear Elevation



Proposed ground floor

Materials and context

The materials proposed are:

Front elevation

- Grey aluminium/grey tile slate for the front elevation to front entrance door and garage door is
- Metal clad canopy
- Dark grey aluminium profiles windows

Rear Elevation:

- Render walls
- Clay tile roof
- Dark grey aluminium profiled windows and sliding doors



Render with Clay tiles



Garage door



Front canopy



Timber cladding bunt larch

Conclusion

The new extension and alterations to the front and rear elevations all sit within the guidelines of Permitted Development for detached houses.

The proposed alterations to the house elevations will bring much needed improvement and refreshment with the new canopy, windows and materials.

These material, finishes and windows are appropriate to the suburban residential area and site comfortably within the local context.

The alterations to the interiors and relationship between the spaces is also much improved to bring about better quality living space for three generations of the family who live in the property.

We would appreciate appropriate communication with the planning officer should this proposal need any further revision or alteration. We would be happy to make revisions within the application process.

