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SUPPORTING STATEMENT

5 St. Edmunds Avenue,

RUISLIP

HA4 7XW

***W J Macleod Architects
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Site Context

Number 5 lies on the east side of St. Edmunds Avenue close to the junction with Keswick Gardens. It is within an established residential area consisting of mainly bungalows, some with rooms contained within the roof space, typical of inter war Metropolitan expansion. The area contains bungalows of various, ages, sizes and design. There is no overriding architectural style that would influence the proposed scheme. Many of the surrounding properties have been significantly extended and adapted to meet changing need of residents.

The site itself has a significant change in levels in the rear garden and this has been taken into account with the proposed scheme. 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 bungalow is a single storey property with rooms in the roof, mainly rendered elevations and tiled pitch roof together with a side gable feature, set back from the road front with a driveway and parking.

There are no records of any previous planning applications for this property.

The neighbouring properties in the road have been the subject of extensions to the rear, sides and roofs.

The Development Proposals

The proposals allow for a single storey rear extension together with a rear terrace and steps down to the garden.

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 eaves line will be maintained and the part pitched roof will tie in with the existing roof profile. The roof profile will allow for a raised ceiling and rooflights will provide good levels on natural light to the rooms.

The existing access to the garden is difficult and the steps difficult to use. The design incorporates new steps that will facilitate an easier transition from the property to the lower level garden.

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

The extension will have no material impact on the neighbouring properties and with respect to the interrelationship between the house to the rear in Broadwood Avenue the resulting separation distances will exceed your Council's standards.

Access and Parking

The house is served by an existing crossover which serves a driveway capable of easily accommodating 3 cars. This arrangement will remain in place.

There are no parking restrictions in this part of St Edmunds Avenue..

CONCLUSION

The proposed extension is sensitive and similar to others found locally, whilst according with all Local and National Planning Policies.

The overall form of the building and detailed design result in a bungalow 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

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