

PLANNING STATEMENT

IN RESPECT OF
PLANNING APPLICATION FOR

PART SINGLE STOREY FRONT EXTENSION, CANOPY TO FRONT AND CONVERSION OF GARAGE IN TO
HABITABLE ROOM INCLUDING ALTERATION TO FRONT AND SIDE ELEVATIONS (RESUBMISSION OF
68873/app/2018/3651)

AT
15 BROOKDENE DRIVE NORTHWOOD HA6 3NS



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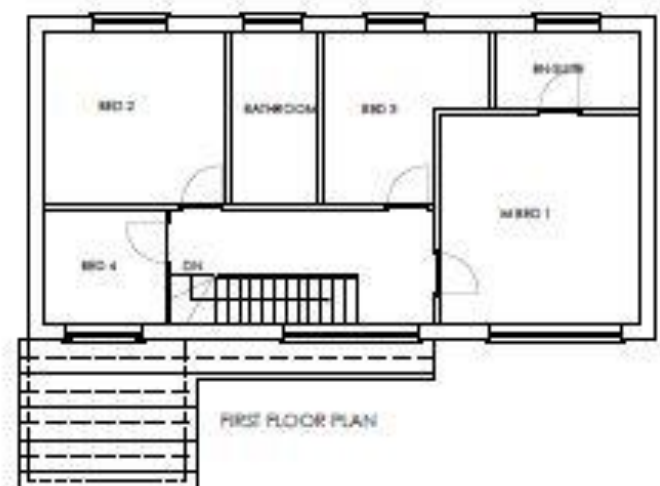
1.0 INTRODUCTION

- 1.1 The statement is prepared to support the planning application for 15 Brookdene Drive Northwood HA6 3NS.
- 1.2 The planning application relates to the erection of part single storey front extension, canopy to front and conversion of garage in to habitable room including alteration to front and side elevations (resubmission of 68873/APP/2018/3651)
- 1.3 In addition to the statement the planning application is accompanied by the following documents, which should be read in conjunction with this statement:
 - Drawings 10966
 - 101 Site Location and Block Plans
 - 102 Existing Plans
 - 103 Existing Elevations
 - 120 Proposed Block Plan
 - 121 Proposed Floor Plans
 - 122 Proposed Elevations
- 1.4 The statement concludes that the proposals comply with the objectives of the planning policy and that permission should be granted accordingly.

2.0 SITE DESCRIPTION, EXISTING PROPERTY AND PLANNING HISTORY

Site Context

- 2.1 The property is located on east side of Brookdene Drive within a cul-de sac of detached residential properties.
- 2.2 The property and surrounding area are prominently residential in character. The site is not located within a conservation area or within or adjacent to the curtilage of a listed building.
- 2.3 The existing property consists of a two-storey block with brick, render and timber boarding finish. A family dwelling provides Living/ dining/ kitchen and attached single garage at ground floor level and 4 bedrooms with family bathroom on first floor. The property has not previously been extended and is approx. 12m wide and 6.2m deep. The garage projects form the main elevation by 2.7m.
- 2.4 Externally the property has side access door located on left hand side. The front of the site is made up of hard and soft landscaping. Site area is 553 M2.





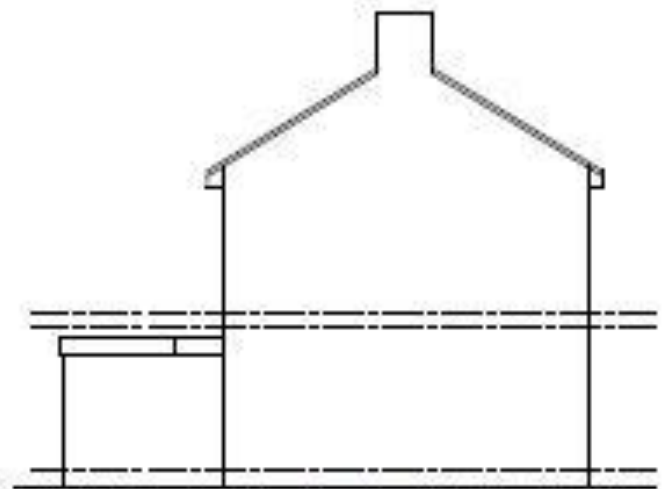
FRONT ELEVATION



REAR ELEVATION



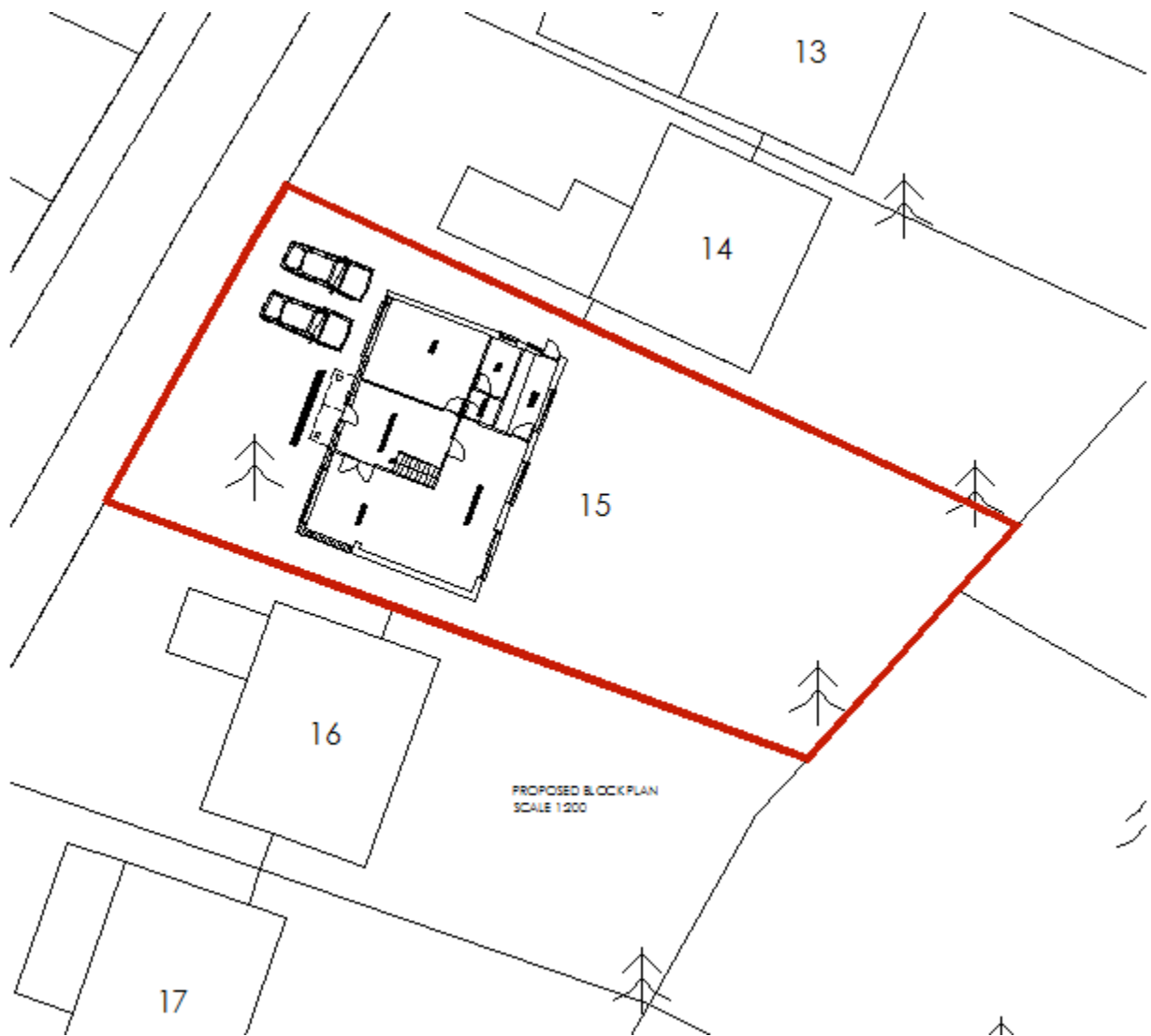
SIDE ELEVATION
FACING No. 14

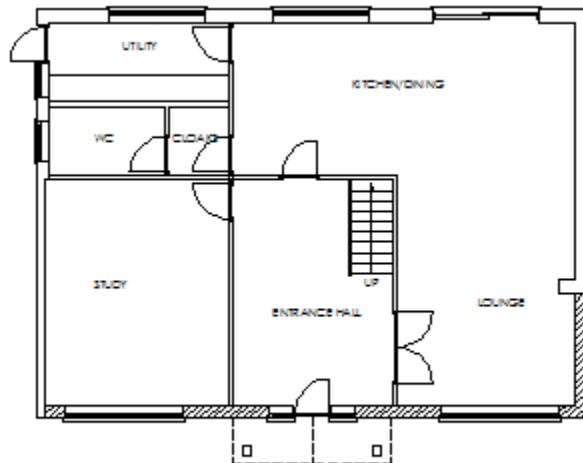


SIDE ELEVATION
FACING No. 16

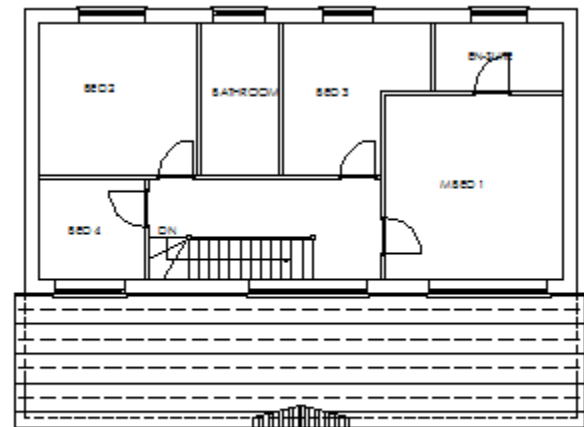
3.0 PROPOSAL

- 3.1 The proposed development seeks permission for erection of part single storey front extension, canopy to front and conversion of garage in to habitable room including alteration to front and side elevations.





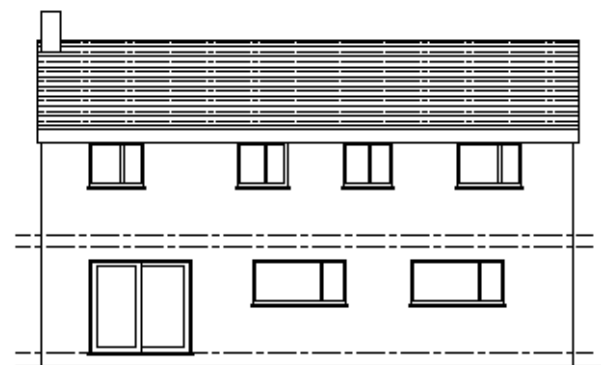
GROUND FLOOR PLAN



FIRST FLOOR PLAN



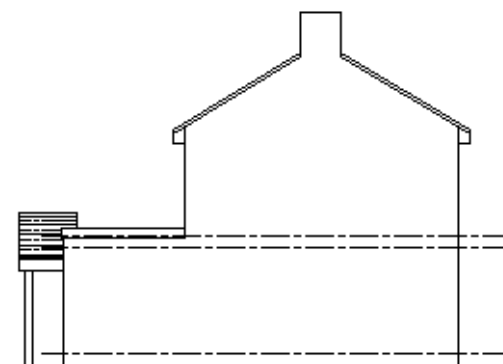
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION
FACING No. 14



SIDE ELEVATION
FACING No. 16

Front extension

- 3.2 Proposed part single storey front extension will be in line with existing garage which is projecting out than front wall. Proposed extension will be 2.7m deep full width. Existing garage will be converted into habitable room. This will incorporate entrance door and new windows on front elevation. Garage door will be replaced with matching window.
- 3.3 Front extension will have flat roof extent of existing flat roof.
- 3.4 The properties on Brookdene Drive vary in character therefore proposed front elevation will not have adverse impact on street scene.
- 3.5 Number of properties on Brookdene Drive has approval for extensions to the front. No. 17 Brookdene Drive granted for 'part two storey, part first floor front extension and part two storey, part single storey rear extension' on appeal.

Appeal inspector mentioned on report:

"At the time of my visit I saw that most of these properties were set back behind modest front gardens forming a staggered front building line along both sides of Brookdene Drive. I also saw there was a degree of variation in the construction materials used, and in the design, layout, orientation, widths, and heights of properties."

- 3.6 The proposal also relates to front canopy. The open porch will be central on front elevation with gable roof and timber posts.
- 3.7 Front court is sufficient to accommodate two car parking spaces.

4.0 CONCLUSION:

- 4.1 The development is appropriate in terms of its bulk and scale within the character of the surrounding area and will have minimum impact on appearance of the property, wider locality and would not harm the visual or residential amenities of any neighbouring occupier.
- 4.2 The proposal will not have any adverse impact on the street scene and will not result in an incongruous form of the development out of keeping with the existing street layout and detrimental to visual amenities of the street scene.
- 4.3 Proposed development will be in accordance with the aims and objectives of Policies BE1, BE13, BE15, and BE19 of the Hillingdon Local Plan (2012) and will ensure a high quality design which harmonise with the character and appearance of existing buildings and the street scene, and will complement or improve the amenity and character of the area.
- 4.4 In light of the above the Council are urged to grant planning permission.