

Planning Statement

Ashley, New Park Road, Harefield, UB9 6EQ

July 2023

Introduction Letter

Dear Hillingdon Council Planning Officer

This application seeks householder planning permission for a single-storey ground floor rear extension and first floor side extension to Ashley, New Park Road, Harefield, UB9 6EQ. The property is within the Harefield Village conservation area but is not listed.

The proposed works are modest, and carefully consider the existing context. The rear extension doesn't extend beyond the existing rear extension and sits at a lower height. The side extension sits within the existing buildings footprint and replicates the existing side extensions roof form.

The proposed alterations and materials are in keeping with the character of the area, and its design, scale and layout would safeguard the amenities of neighbouring residents and adjoining land users. There are many examples of planning precedents for extensions of a similar and larger scale in the close vicinity and the wider area.

Please refer to the following pages, along with the planning drawings, to understand the proposal in context. We would also be very happy to discuss or confirm any information that you require: Please call on 07767 302318.

Yours sincerely,

Michael Morgan
MArch

Design & Access Statement

Existing Property

- The original house is a detached property of residential use.
- The original house has a small kitchen that does no longer fulfil the requirements of the owners.

Use

- The proposal does not change the property's existing use as a single-family home – use class C3(a)
- The extensions would not create, or be capable of creating a separate dwelling.

Layout

- On the ground floor an open plan layout to the rear is created, connecting the kitchen and dining spaces along with a small seating area.
- The side passageways to the garden are maintained.

Amount & Scale

- The volume is subservient to, and in-keeping with, the scale of the existing property and its garden, as well as the surrounding dwellings.
- The extension is similar in size and form to many others in the area.
- The rear extension sits lower than the existing rear extension.
- The rear extension projects less than the existing rear extension.
- Being only single storey (and less high and less projecting than the existing rear extension), it would have little to no impact on the neighbouring properties (in fact, less than the existing extension).
- The side extensions roof form and its distance from the neighbouring properties would mean there is little to no impact on the neighbouring properties.
- The extensions would not be visible from the public road.
- The rear position of the side extension would mean it is screened from the front private road view by the existing side extension to the front of the property (the garage).
- There will be no adverse effect on character or appearance of the area or the street.

Appearance

- All the extension materials are to match the existing building – roof and walls.
- The envelope will be highly insulated and utilise high quality, durable materials which match the existing context.
- All new windows and doors with glazing are to match the existing and be double or triple glazed and achieve the current building regulation u-values.

Access

- The proposed works retain the existing driveway and parking provisions.
- The proposal has no impact on the existing access arrangements to the property.
- The internal circulation has been created at maximum feasible widths to enable ease of movement.

Planning Precedent

Griffin, New Park Road: Two storey side extension and infill porch to front. Application

Ref: 71577/APP/2016/391

This approved proposal has a larger footprint with a much larger side extension



Griffin, New Park Road – Approved Drawings