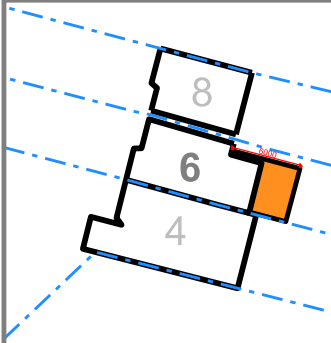


PROPOSAL

6 Churchill Avenue

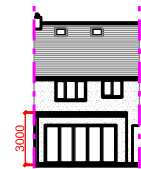


Although not policy complaint at ground floor level due to the 6m depth, extensions of this size are common within the surrounding area and therefore, it is considered that the development would not harm the character and appearance of the surrounding area. The proposed development would respect the architectural character and appearance of the existing dwelling and the surrounding area along this part of Churchill Avenue which have been substantially extended and in similar ways.

The proposed rear extension would protrude beyond the rear elevation of property at No.8, however, given the separation distance of approximately 2m, the proposed rear extension is unlikely to harm the amenity of No.8 in terms of loss of light or outlook.

The rear of property at No.4 is already extended and the proposed extension at No.6 would only extend beyond for a further 2.6m.

Furthermore the proposed height of the extension has a modest 3 metres. It is therefore considered that the proposed extension would not have a negative impact on both neighbours in terms of loss of light, outlook and overshadowing.

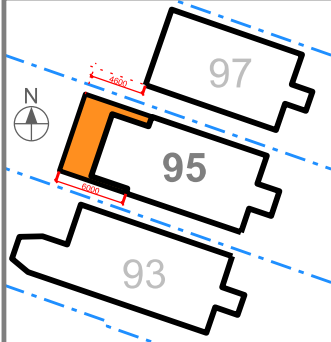


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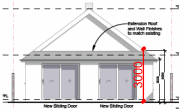
NOTE:
1. Do not scale from these drawings, use dimensions only.
2. Contractors are to check all dimensions prior to commencement on site and notify the architect of any errors, omissions, or discrepancies.
3. Unless otherwise agreed in writing, all rights to use this document are subject to payment in full of all charges. This document may only be used for the express purpose, project and client for which it has been granted and delivered, as notified in writing by Hut and Castle Architects Ltd. This document may not be otherwise used or copied.

PLANNING PRECEDENTS

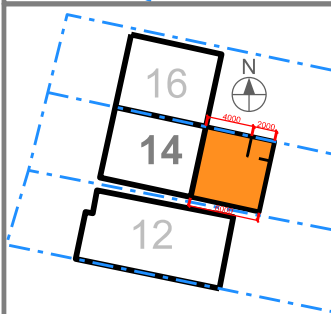
95 Pole Hill Road - 282/APP/2024/254AR0712
Extract from decision report:



"The proposed extension would not extend beyond either neighbouring rear elevation excessively and **given the extension would be set away from the boundary this would limit the potential impacts deriving from the additional depth.** Furthermore the proposed height of the extension has been reduced to a modest 3 metres. It is therefore considered that the proposed extension would not have a negative impact on both neighbours in terms of loss of light, outlook and overshadowing."

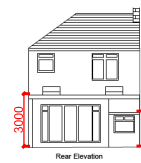


14 DENZIOE AVENUE 73629/APP/2022/3539
Extract from decision report:

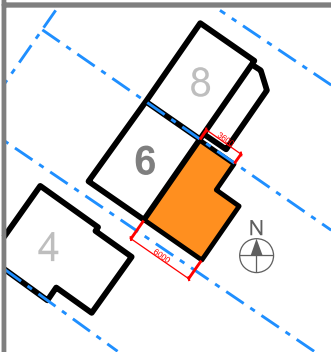


"The proposed rear extension would exceed policy guidance in Policy DMHD 1 by 2.4m. However, the site benefits from a 4m extension under the prior approval process and an appeal decision for 3629/APP/2018/3428 for a part 4m/part 6m extension concluded that "The depth of the home itself is not insubstantial. The design of the extension is simple and would not be visually overwhelming in this instance. There are degrees of subordination and firm dimensions cannot always be suitable across the board. **Furthermore, as I note above the rear areas of local properties is very varied. In the wider picture the scheme would not be harmful,** the original building would still be legible, and the pleasing street scene would be unaltered.

With this conclusion in mind, the rear extension is, as previously assessed, acceptable as proposed. The overall depth is no greater than the appeal proposal albeit with a small indent/infill being added. It is still limited to ground floor level, creating a similar relationship between the extension and the main house. The reduction in height along the boundary of no. 16 to create a larder is awkward and uncharacteristic, but would be limited in terms of its visual impact due to its siting between the side wall and shared boundary. Given this, the rear extension is acceptable in visual terms."



6 Marlborough Road - 75451/APP/2020/824
Extract from decision report:

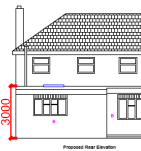


"The application property is bordered by residential properties. The proposed rear extension would protrude beyond the rear elevation of adjoining property at No.8 by 3.6m, but would not be considered to significantly harm the residential amenity of this property in terms of loss of light or outlook.

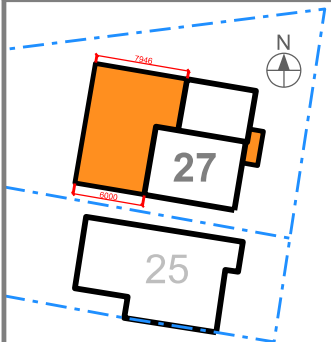
The proposed rear extension would protrude beyond the rear elevation of property at No.4, which is also extended to the rear, however, given the separation distance of approximately 3m, the proposed rear extension is unlikely to harm the amenity of No.4 in terms of loss of light or outlook.

The applicant has proposed an obscure glazed window serving non-habitable window along the flank elevation facing property at No.8, it is not considered to harm the living condition of the occupier in terms of overlooking or loss of privacy.

The proposal, therefore, by reason of its design, scale, bulk and relationship along the boundaries is unlikely to significantly harm the amenity of the adjoining neighbours in terms of overlooking, loss of light or outlook."



27 Churchill Avenue 78295/APP/2023/2766
Extract from decision report:



"Although not policy complaint at ground floor level due to the **6m depth, extensions of this size are common within the surrounding area and therefore, it is considered that the development would not harm the character and appearance of the surrounding area.** ... the proposed development would respect the architectural character and appearance of the existing dwelling and the surrounding area along this part of Churchill Avenue which have been substantially extended and in similar ways."



Rev	Description	Date	Checked
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Status
FOR PLANNING

Client
Eamonn Coleran

Address
6 CHURCHILL AVENUE
UB10 0EB UXBRIDGE

Project
Ground Floor Rear Single Storey Extension

Drawing
PROPOSAL
SUMMARY AND PRECEDENTS

Scale	Drawn	Date	Checked
NTS	DC	22.06.2024	DC

Project no.	Org	Revision
2402	A-05	00

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