

103 LIME GROVE, RUISLIP, HA4 8RW

DOUBLE STOREY SIDE EXTENSION AND LOFT CONVERSION

PLANNING STATEMENT

JANUARY 2020

The proposed works are to build a double storey side extension, extending the original look of the house by building over the garage. The works are in keeping with the building as a whole and the extension will continue the aesthetics of the existing façade and matching 99 Lime Grove that has previously constructed a two-storey side extension.

The works comprise extending the ground floor (18.5m²) to extend the kitchen, create a downstairs wc and utility room. The second storey adds a further 15m² of internal floor space and adds an additional bedroom as well a larger landing space for access to the second floor.

The proposed loft conversion creates a newly formed bedroom with ensuite and walk in wardrobe. Totalling 19m² habitable space. The extended hip roof will provide cold storage space and house the relocated boiler.

The existing roof structure has a volume of 75.5m³. The proposal adds 27m³ resulting in a total of 116.5m³ total roof volume.

The changes to the front elevation consist the extension over the stepped back garage with the same decorative dark wood and painted white render that adorns the rest of the dwelling and neighbouring properties.

The side extension does not affect the off-street parking as it does not extend further forward than the existing stepped back garage. The extension to the rear will cover an existing hardstanding. The rear elevation is wider than the existing garage, however this is to keep in line with the current fence line that sits inside the boundary line of 103 and retains the alleyway between 103 and 105 Lime Grove retaining the visually open gap between the two properties. The proposed first story does not extend over the existing flank elevation of the garage to retain this gap.

As per the site boundary – indicated on the Land Registry Map, the existing boundary sits approx. 1.9m from the existing building. The front elevation of the proposal sits the same 1.9m from the boundary, with the rear extension sitting 1.3m from the boundary. The first floor extension follows the original property line and sits 1.9m from the boundary and therefore does not stepping back.

As seen in Drawing 101 – the site location plan – the existing property sits 1.9m back from the boundary line and keeps a 1.9m gap between the property and the neighbouring property.