

Supporting Statement

Site Add: 19 lawn Avenue West Drayton UB7 7AQ (referred as 19LA)

Overview:

The subject property is located on the Southern eastern side of Lawn Avenue. The property is Detach 3 bedroom house with accommodation over 2 floors. The street scene of Lawn Avenue is set by semi-detach and detach properties on either side of the road. Many properties on lawn Avenue benefit from large extensions, which make an integral part of the street scene.

Proposed Development:

Double storey Side Extension and Part single & Part Double storey Rear Extension

Planning History:

Planning ref: 75358/APP/2020/3066

Planning application for “Single Storey side extension and part Single storey, part double storey rear extension”: **Approved**

Planning ref: 75358/APP/2020/1923

Planning application for “Two storey side extension and part two storey, part single storey rear extension”: **Refused**

The main reasons of the refusal were:

- a) Crown roof. Planning officer objected to the proposed crown roof and indicated that CAT roof might be acceptable for the double storey side extension. (in principle planning officer didn't have object to double storey side extension but as the site is located within Garden city, conservation area officer wished to retain original feature of front gable).
- b) Width of Side extension was more than half of the width of the main house

Planning officer acknowledged following and expressed his support:

- a) Rear single storey extension would not have any impact on street and neighbour's amenity therefore would be compliant with council policies
- b) As both neighbouring properties have double storey rear extensions and proposed double storey rear extension of 19 Lawn avenue doesn't project further to any of neighbouring double storey extension, planning officer didn't express any objection.

Planning ref: 75358/APP/2020/228

Planning application for “Two storey side extension and part two storey, part single storey rear extension”: **Refused**

The main reasons of the refusal were:

- a) The Front elevation change
- b) Crown roof
- c) Side extension fail to be subservient to main dwelling house
- d) FRA not provided

Supporting statement:

“Lawn Avenue” is located in West Drayton, where properties have distinct appearance. Over the years, properties within “Lawn Avenue” have been extended, which makes an integral part of current street scene.

19LA is detach property which occupies a large plot. 19LA benefit from a Detach side garage which extends nearly 10.4m along the boundary with 21LA, the proposal is to demolish this garage and build a double storey rear and Double storey side extension.

Proposal Assessment:

The proposal is for :

Double storey side extension: which includes ground floor side extension i.e. less than half (in width) of the main dwelling house and recessed 1M from the front elevation of the existing house. This eliminates the objection of planning officer to the previous planning application. The revised design doesn't have any crown roof.

Further the roof of the property has been extended and first floor side is extended by adding side dormer. Dormer has been recessed from Front and back by 1M, which makes it a subordinate addition to the property. This also follows the officers recommendation of the CAT slope roof.

Double storey Side extension will not obstruct any 45 degree vision angle of any neighbouring property and will not project beyond the existing double storey extensions of 21 Lawn Avenue.

Part single and part double storey rear extension:

Part single and Part double storey rear extension follows the approved plans from planning ref: 75358/APP/2020/3066. No amendments are made to the foot print except a Juliet balcony has been added in the Master Bedroom which is smaller than the approved window as per the previous application.

Impact on Amenity:

19LA have immediate neighbours at 17 Lawn Av (17LA) and 21 Lawn Av (21 LA). Both these neighbouring properties occupy equally large plots. Both, 17LA and 21LA (Bungalow) benefit from double storey rear extensions.

The proposed Double storey Rear extension of 19LA will not extend beyond either of neighbouring double storey rear extension. Therefore the proposed double storey rear

extension will not have any impact on the private amenity of either neighbouring properties. (This has already been approved under planning app: [75358/APP/2020/3066](#))

The proposed single storey rear extension (6m) due to its height and set in from both side boundaries will not have any impact on the either neighbouring properties. (This has already been approved under planning app: [75358/APP/2020/3066](#))

Double storey side extension will be added within the roof of 19LA and will be set back from the front. All the side facing windows are proposed to be obscure and non-opening below 1.7M FFL.

Further, Due to the orientation of the 19LA, the proposed extensions will not have any adverse impact/overshadowing on private amenities of either neighbour.

Character and Impact on Street Visual amenities

The proposed Double storey side extension is set back from the front elevation of the original house by 1m and set in from RHS side boundary by 1.6m, thereby making the side extension subservient to the main dwelling house. First floor element of Double storey side extension has been set further back, making the overall set in as 2M from front elevation.

Existing front gable has been retained and extended to make a CAT slide roof. The first floor side extension has been created by the means of side Dormer, thereby making it subservient addition to the house.

The new proposal Comply with following policies:

“Policy DMHD1 states that extensions of dwellings will be required to ensure that: i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area; iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height”

As mentioned above the double storey rear extension will not extend beyond the existing double storey rear extensions of both immediate neighbours so would not have any impact on neighbouring private amenities.

Double storey side extension is proposed to be set back, 1m at ground floor level and 2M at First floor level, from the front elevation thereby making it subordinate addition to the main property and will preserve the character of the original house so will not have any adverse impact on street visual amenities. So the proposal complies with “POLICY DMHD1”.

Policy DMHB 11 states that new development will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures

The proposal has been carefully drafted so that it blends in the wider street scene of the local surroundings. Properties on the Lawn Avenue are of varied design and benefit from large extensions which make an integral part of the street scene.

The immediate neighbouring property at 17LA has a wide (level) frontage which is approx. 10.45m wide and similarly 21LA is 9.5m wide (excluding RHS garage). 15LA is approx. 9.85m wide.

The proposed overall width of 19LA would be 9.4m, which would in keeping with the properties along the street and due to its set in from both boundaries; it will keep the openness of the area and avoid any terracing effect. So the proposal complies with "POLICY DMHB11".

Due to the all of the above, client seeks the planning approval for D storey Side Extension and Part single and Part Double storey Rear Extension

Note: Colour matching material will be used to construct walls and roof.