

RELEVANT COMMENTS FROM
PREVIOUS OFFICER REPORT
AND FROM APPEAL INSPECTOR'S
DECISION:

For the new unit proposal to satisfy policy DMT6 secure and covered cycle parking spaces based on 1 per 1 or 2 bed unit should be provided. No cycle storage has been indicated/shown by the applicant. The HA believes that there is sufficient scope for the applicant to satisfactorily address the cycle requirement and therefore could be conditioned.

9. This scheme has been designed as a continuation of the terraced building. Among other things, the Council refers to the lack of subservience to the host building. However, I do not consider it appropriate for the development to be made to appear subservient in design terms, as to do so would result in a visually inferior and incongruous form of dwelling. By following the height and general appearance of the existing terraced building, the development would harmonise appropriately with the form, balance, and architectural composition of the host building.

10. The Council is also concerned about a reduction in spaciousness and a breach of the return building line in Warwick Crescent. I saw that the greater spaciousness at the corner plots is a positive feature that helps to offset the high density of built development in the area. That said, there is some inconsistency in the spacing due to various extensions that have taken place at these corner plots over time. Crucially, the gap between the appeal site and 87 Warwick Crescent is more spacious than most, even with the existing single-storey side extension. This is in part due to the access lane that runs in-between the properties.

11. The drawings indicate that ample space would be retained around the building and to the property boundaries, such that the development would not appear cramped or overdeveloped within the plot. Moreover, any breach of the return building line would be very marginal and thus of little consequence, particularly given the curvature of the road and that the host building sits on an entirely different alignment to the dwellings in Warwick Crescent. I am therefore content that the development would not be unduly intrusive or incongruous in terms of its scale and design.

25. The drawings are annotated to show a 'wheelchair accessible ramp', but this would be to a secondary door at the side of the house rather than the principal access. To my mind, this would be rather undignified for a disabled user. Furthermore, there is a lack of any specific detail on its design and layout, as well as how other doors to outdoor spaces would provide step-free access. I have considered whether the matter could be addressed by a planning condition, but I cannot be certain that any works to achieve compliance would not raise fresh considerations, particularly in respect of the external appearance of the development and parking layout. As such, a condition would not be appropriate.

All dimensions verified on site.
All work to comply with British Standards, Code of practice.
All internal works to be in accordance with client instructions.
All external surfaces to match existing.
All work to be to the satisfaction of the local authority-building surveyor.
Builder to serve building notice and comply fully in all respects.
Owner responsible for compliance with 1.Party Wall etc Act 1996. 2. Thames water Build Over Agreement.
Builder to ensure all work in compliance with Build Over agreement as approved by Thames Water
All proprietary materials to manufacturers recommendations
Works to boiler/Gas to be carried out by Gas Safe registered installer and to Gas Safe recommendations

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2001 (2004), the 17th edition Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme, (BRE, BSI, ELECSA, NAPIT, or NICEIC), authorised by the Secretary of State
The competent person is to send a self-certification certificate to the Local Authority Building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

DATE	REVISION

COPYRIGHT:

JOB TITLE:
89 WARWICK CRESCENT HAYES

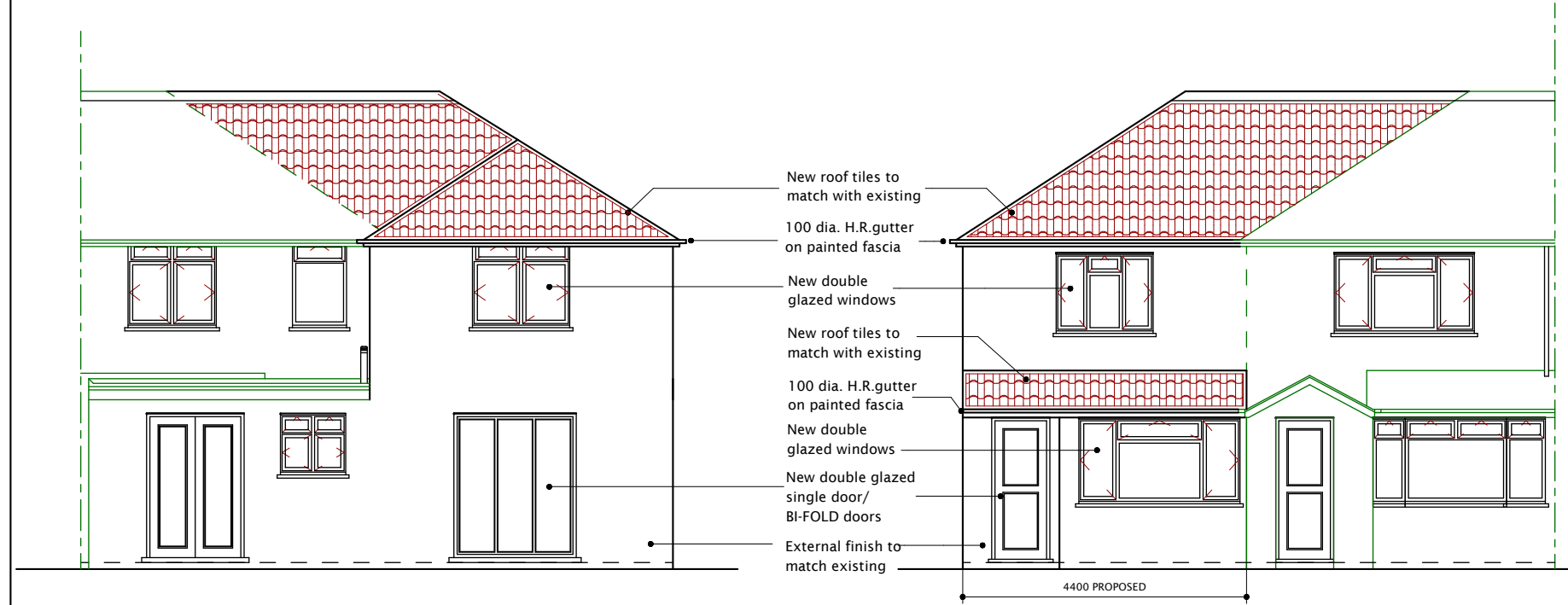
DRAWING TITLE:
PROPOSED ELEVATIONS

SCALE : 1:100

DATE: 19102024

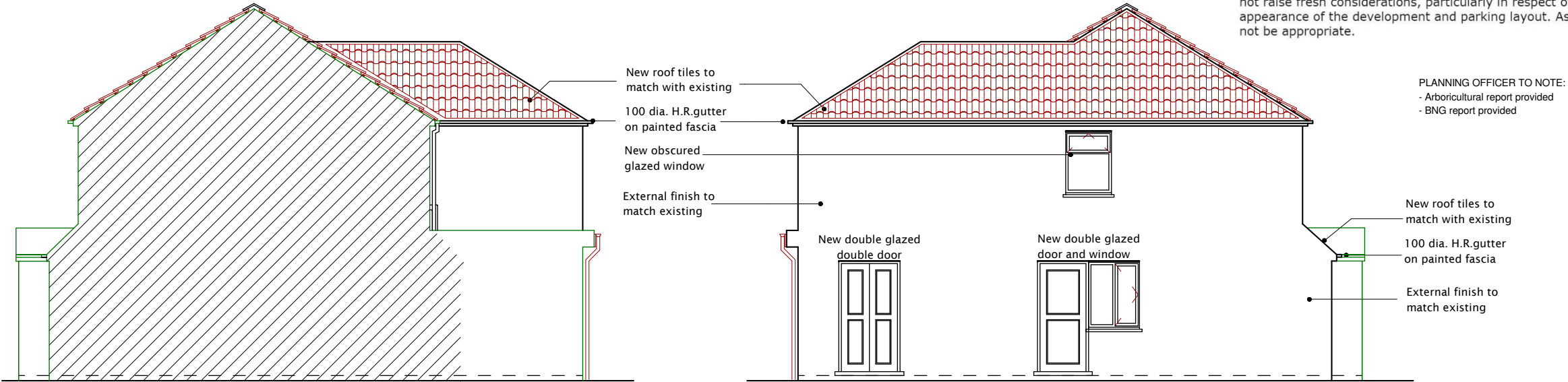
DRAWN BY:

DRG. NO.	REV.
2021/89/WCH/4004/A	



PROPOSED REAR ELEVATION

PROPOSED FRONT ELEVATION



PROPOSED RIGHT SIDE ELEVATION

PROPOSED LEFT SIDE ELEVATION