

PLANNING STATEMENT

Site: 1a Wieland Road, Northwood, Greater London HA6 3RD

Single storey rear extension, rear raised patio, internal alterations, conversion of garage into habitable room, front porch enhancement, erection of a timber outbuilding and widening the driveway

Introduction

This document has been prepared to communicate to local authority – Hillingdon council – planning services, the scheme design in full and to secure the planning approval and to provide the opportunity for the understanding of design and access principle prior to determination and project procurement. This statement accompanies an application for the proposed Single storey rear extension, rear raised patio, internal alteration, conversion of garage into habitable room, front porch enhancement, erection of a timber outbuilding and widening the driveway. The proposed scheme is on a detached property currently used as a single family dwelling.

The Site and Surrounding Context

The application site, 1a Wieland Road, is located within Gatehill Farm Estate Area of Special Local Character. This is a low density area. At Gatehill Farm Estate the properties are mainly in two storey detached houses with a unique designs in the Arts and Craft style, front garden, drive way, garage and a private rear garden. Many of the properties have been extended in the past. The application site is located at northwest end of Wieland Road junction with Elgood Avenue. The application site backs with properties on Gatehill Road and faces the garden of properties at Elgood Avenue. There is noted to be on-site parking for at least two cars and sufficient space to accommodate storage for cycles.



The site is not within a designated conservation area, nor are there any nationally listed buildings within close proximity. As mentioned above this site is located within Gatehill Farm Estate Area of Special Local Character.

Existing Building

The existing building at 1a Wieland Road is one of a detached 4-bedroom house and in similar character as 1b. 1a Wieland Road has maintained the street scene with keeping the most feature since it was built in 1980s with property in general in good state of repair but needs refurbishment and upgrade the services to modern day standards for living accommodating the needs of the elderly and

keeping in mind the need for energy conversation. It should be noted that the property is for own-use as a down-size option for a family with ages ranging from 68-93 years of the owners.-



The Proposal

The proposal is Single storey rear extension with patio, conversion of garage to habitable room for elderly person, internal alteration, front porch enhancement and widening of existing driveway, all with the intention to provide ease of convenience, mobility and integration of the family as a unit. There is also a lightweight timber framed outbuilding at rear for play room and storage, providing useful space for young grandchildren.

The applicant's family is a retired elderly couple with his 93 year old mother in law, who need additional space within. The proposal would create an elderly people friendly living space and a bedroom at ground floor and three bedroom with en-suite at upper floor.

The single storey extension accommodates kitchen breakfast and a day room. The layout is largely open plan and wheelchair friendly. The extension is more like orangery in character with rendered walls and large openings and roof lights. The proposed depth from rear wall is 4.5m. The property is a large detached home and the proposed extension is away from No.1 and 1b and no impact on neighboring properties.

The proposed garage conversion is to accommodate a bedroom with an en-suite for elderly person at ground floor. The garage door will be removed and new wall with window will be constructed using the bricks to match existing brickwork.

The front porch will be widened with existing pitched roof to be altered to enhance the entrance and provide ease of mobility within and outside of the property to the drive way. This enhancement has no impact on street scene. Special attention is paid towards new plantation and greenery which will significantly add to the street scene.

New surface water drainage has been put in with soak away to avoid any water-run -off on to the road or neighboring properties. Such drainage did not previously exist.

The rear of the property has mature trees (often over grown) on the boundaries but none are any TPO. It is proposed to fell one conifer which has substantial overgrown partly blocking the view to parts of the rear garden with likely adverse effect to the neighbouring wall at 1b Wieland Road. This area will be used for low level plantation and flower bedding.

The Applicant is a garden enthusiast and particular attention has been given to landscaping, plantation and flower bedding in the front and rear of the property making an attractive addition to the street scene and to the locality in general. The Applicant has been a resident of the Gatehill Estate for about 25 years and is well aware of and enthusiastic supporter of retaining and adding to the Area of Special Character status of the Gatehill Estate.

The rear patio is raised at one end due to existing topography but has no impact or overlooking to No.1 amenity space.

The proposed outbuilding replacing the existing garden shed is at far end of rear garden. Topographically the outbuilding is considerably lower and will not create any visual obstruction to neighboring property.

The front driveway will be widened so two cars can comfortably park allowing reasonable space for wheelchair user.

The current proposal has been developed in close consultation of the Gatehill (Northwood) Residents' Association – GRA. The approvals of the GRA has been obtained and attached with the application.

Conclusion

The proposal is to be subservient to main house with all materials and opening to match the existing. The existing front elevation is to remain with keeping the character of the street to maintain the special character objectives. The proposal not have any impact on the street scene and also does not have any impact to neighboring property by overlooking or blocking any daylight. All in all the proposal is an improvement and enhancement to this area of special character and significant improvement to surface water drainage. Therefore the Applicant is seeking for an approval from the Hillingdon Planning.