

Planning Statement

Garages to the rear of 66-74 Farmlands, Joel Street, Eastcote

Amasia Architects Ltd has prepared this statement on behalf of Kearns Development Ltd in support of a section 73 planning application, in respect of planning permission 77586/APP/2023/2460 for 4no. 2-bedroom, two-storey houses with associated car parking and landscaping. The proposed development has not yet commenced.

The planning application seeks to vary condition 2 (approved plans) to allow design changes to the proposed dwellings. The planning application also provides details to discharge conditions 4 (demolition and construction management plan), 5 (materials), 6 (sustainable water management), 7 (contamination), 10 (step-free access) and 11 (landscaping).

Regarding variation of condition 2, the proposed design changes include:

- Tile hanging replaced with facing brick;
- Double-height dormers and glazing replaced with traditional windows and flat roof dormers;
- Green roofs and overhangs removed from rear single-storey projections - the requirements for a green roof would necessitate a significant and unfavourable increase to the roof height in order to maintain a 2.5m internal ceiling height;
- Hidden gutters replaced with traditional eaves, gutters and downpipes;
- Splayed brick headers and stone cills added to windows and doors;
- Floor areas increased – building footprints adjusted to reflect brick dimensions, and thickness of external walls reduced;
- High-level roof lights added to the west-facing roof slopes to provide natural light to the bathrooms – minimum cill height is 1.8m above finished floor level.

The above design changes do not materially affect the proposal. They do not result in harm to the character and appearance of the area, or to the amenity of adjoining properties. The application should therefore be approved.