

70b High Street  
Northwood  
Middlesex  
HA6 1BL  
Tel: 01923 840 600  
Fax: 01923 840 838

## **SUPPORTING STATEMENT**

**34 THE UPLANDS,**

**RUISLIP**

**HA4 6JB**

**W J Macleod Architects  
June 2023**

### **Site Context**

Number 34 lies on the south side of The Uplands at a point where the road name changes to Myrtle Avenue. Immediately adjacent to its left hand boundary is a public footpath linking The Uplands/Myrtle Avenue with Acacia Ave. It is within an established residential area consisting of mainly two storey houses typical of inter war Metropolitan expansion, along with other more recent developments of houses. The area contains houses of various, ages, sizes and design. There is no overriding architectural style that would influence the proposed scheme. Many of the surrounding houses have been significantly extended and adapted to meet changing need of residents.

The site itself is essentially flat. There are no major landscaping features which could affect the development proposals and there are no Tree Preservation Orders on the site. The site does not lie within a designated Conservation Area nor is it afforded any special protection.

The house is a two storey property with brick elevations and tiled pitch roof together with a front gable feature, set back from the road front with a driveway and parking.

The house has been subject to several unsympathetic poor quality rear extensions giving the rear elevation a disjointed appearance.

The neighbouring houses are conventional two storey houses with simple hipped tile roofs. They have been the subject of extensions to the rear and sides.

### **The Development Proposals**

The proposals allow for the demolition of existing single storey rear extensions and construction of a part single, part two storey rear extension.

### **Design and Appearance**

The application seeks to improve both the external appearance and internal layout of the existing property.

Internally, the spaces and room layout will reflect modern family living.

Externally, the aim is to extend the property in an architecturally sympathetic way.

The existing rear extensions will be demolished and replaced with a new part single, part two storey extension.

An element of the two storey extension will be built over the existing first floor terrace adjacent to No.55 (Myrtle Avenue) the removal of which will improve their privacy. This site comfortable within the 45deg line and respects the privacy and outlook of No 55. The "butterfly" roof over this element results in no increase in height and no impact in the street scene.

With respect to the impact on No 32 the proposed extension will be set in from the existing flank wall. This will form a natural break in the roof form and improve the relationship to the boundary. Again, the two storey extension falls well within a 45 deg line and will respect the privacy and outlook of No 32.

The proposed extension will have little impact on the garden area which will still far exceed your Council's Policies.

With respect to the interrelationship between the houses to the rear in Acacia Avenue the resulting separation distances way exceed your Council's standards

### **Access and Parking**

The house is served by an existing crossover which serves a driveway capable of easily accommodating 3 cars. This arrangement will remain in place.

There are no parking restrictions in this part of The Uplands.

### **CONCLUSION**

The existing house is in need of extensive works to bring it up to modern standards. The existing extensions detract from the appearance of the house. The proposed extension is sensitive and similar to others found locally, whilst according with all Local and National Planning Policies.

The overall form of the building and detailed design result in a house which not only provides for the needs of the applicants family, but will also respect the character of the street scene and the area in general, whilst respecting the outlook and privacy of neighbouring properties.

