

5 COTEFORD CLOSE

DESIGN STATEMENT

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1.0

INTRODUCTION

1.1 INTRODUCTION

This design statement has been prepared on behalf of the applicant to support the planning application. It describes the context and proposal for the development at 5 Coteford Close, Pinner, HA5 2JA.

This document is divided into the following sections:

1. Introduction
2. Site & Context
3. The Development
4. Conclusion

This design statement should be read in conjunction with the drawings and other supporting documents submitted alongside this application (list of documents mentioned in the application cover letter).

2.0

SITE & CONTEXT

2.1 SITE LOCATION

The application site comprises an existing two-storey dwelling known as 5 Coteford Close, Pinner HA5 2JA. The property is located on the northern side of Coteford Close within a rectangular shaped site. The location of the site is illustrated on the adjacent aerial view.

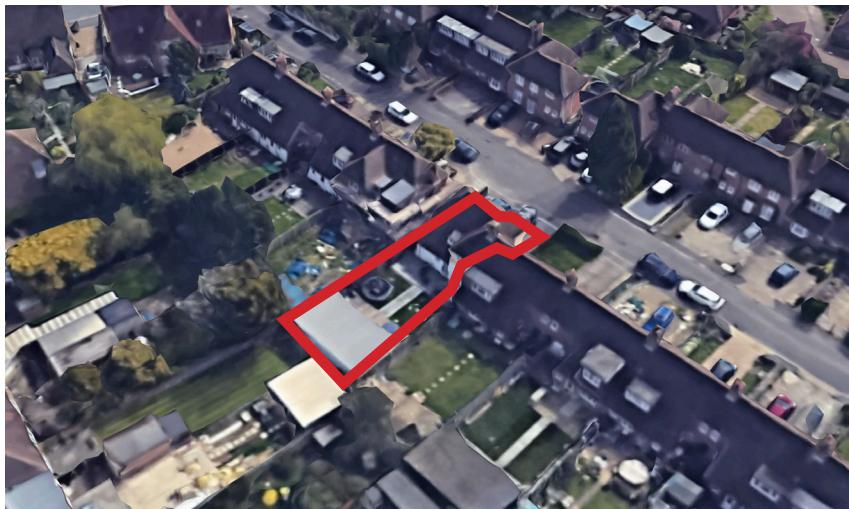
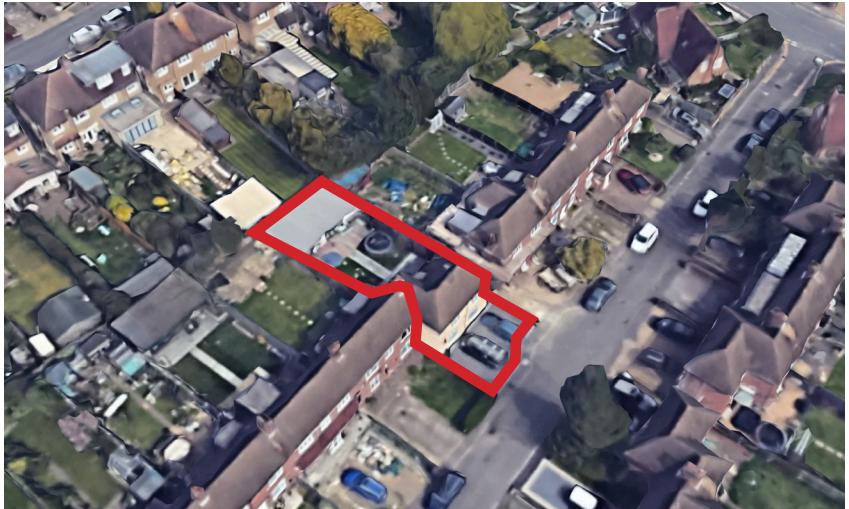
The site forms part of an established residential area that follows a linear pattern with dwellings conforming to an established building line. Within the surrounding area it is evident that there is a mix of rear extensions, outbuildings and loft conversions. The property backs on to a neighbouring rear gardens of property on Wood Rise.



Aerial view showing site location, taken from Google Earth 2024

2.2 SITE SURROUNDINGS

Aerial views of the site surroundings, captured from Google Maps 2024.



2.3 EXISTING PROPERTY

The existing property is a two-storey semi-detached house situated on a large plot with spacious forecourt and rear garden. The front features a driveway on a paved forecourt with low height fence enclosures to the sides. The main entrance of the property is from the side access that extend to the rear. The rear of the property includes a paved area connection the main house to the rear garden with mostly green space and a paved pathway connecting to the existing outbuilding at the end of rear garden. For more photographs of the site, please refer to the document titled 'Site Photographs' submitted with this application.



Front of the existing property



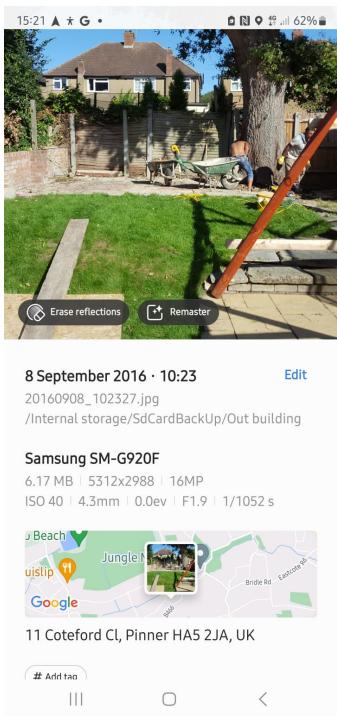
Rear of the existing property



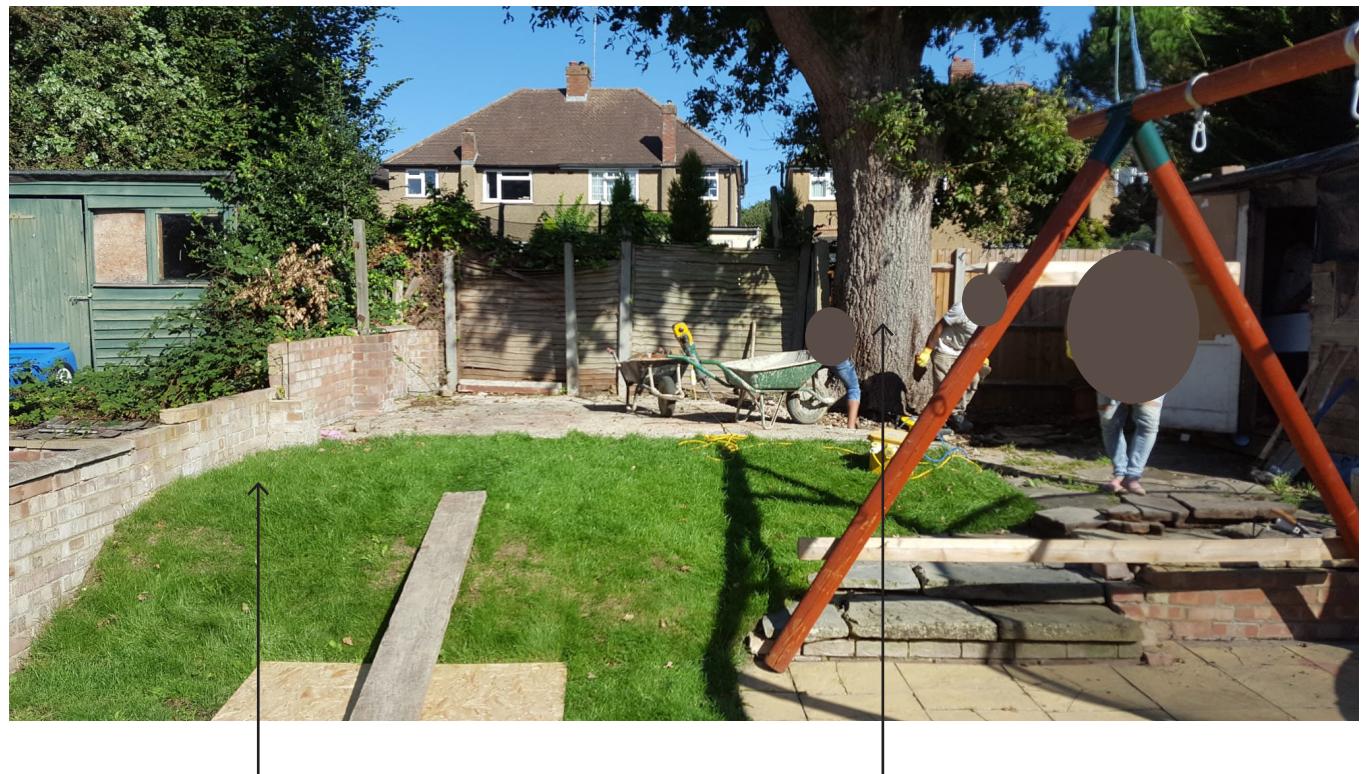
Existing outbuilding at the rear garden

2.4 PRE-EXISTING SITE

The photo shown on this page was taken prior to construction of the existing outbuilding in 2016. Please refer to the document titled 'Site Photographs' submitted with this application.



Details of photograph digital properties showing the date/time photo was taken.



Pre-existing site with gradual incline of approx. 0.6m towards the back.

Pre-existing tree removed. The tree was not covered by TPO, please refer to the confirmation given by Hillingdon Trees and Woodland (HTW) officer in 2014 (document named Email Correspondence with HTW).

3.0

THE DEVELOPMENT

3.1 DEVELOPMENT HISTORY



Historic aerial shot from Google Earth, 2015

Showing pre-existing site with no outbuilding at the rear garden and a tree not covered by TPO, please refer to the confirmation given by Hillingdon Trees and Woodland officer in 2014 (document named Email Correspondence with HTW).



Historic aerial shot from Google Earth, 2017

Showing site with existing outbuilding at the rear garden constructed in 2016.



Historic aerial shot from Google Earth, 2022

Showing site with existing outbuilding at the rear garden.

3.2 EXISTING DEVELOPMENT

A design led approach has been used to ensure that the scale, massing, and appearance of the proposal is considered and of a high standard. The proposed design will contribute positively to the local context and has been designed in accordance with the permitted development guidance.

Existing development

The application is for an existing development of a single storey outbuilding at the rear garden of 5 Coteford Close.

Location

The application site is not within a conservation area, world heritage site, a national park, an area of outstanding natural beauty, the broads nor is it within the grounds of a listed building.

Site Planning History

An online search has not revealed any previous planning applications and there are no other planning applications or pre-applications advice seek for this property.

Use

The existing outbuilding is for family use as a gym and garden storage. The proposal does not change the dwelling's existing residential use.

Layout

The outbuilding occupies the land at the end of the garden of 5 Coteford Close. To the side of 4 and 6 Coteford Close. The addition of the outbuilding in the rear of the garden creates a much more usable and better flexible space for a growing family to enjoy.

Amount

The GIA of the existing outbuilding is 44.84 m².

Scale

The outbuilding is a single storey flat roof structure. The eaves are 2.5m from the ground level in order to reduce the impact on the surrounding gardens.

Impact on Neighbours

The outbuilding has very limited impact on neighbours. No overlooking occurs as a result of the single storey outbuilding and there is no change to the daylight of the surrounding properties.

Appearance

All materials have been selected with careful consideration for the surroundings, the existing structure and the properties within the vicinity.

Landscaping

The pre-existing tree was removed at the rear garden. The tree was not covered by TPO, please refer to the confirmation given by Hillingdon Trees and Woodland (HTW) officer in 2014 (document named Email Correspondence with HTW). There has been no other effect on landscaping.

Access

The proposed outbuilding does not alter the access arrangement to the main house and the traffic/parking provision is unaffected.

3.3 PERMITTED DEVELOPMENT CRITERIA

Class E - Buildings etc	
Guidance	Approach
Page 41 (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling-house as such, or the maintenance, improvement or other alteration of such a building or enclosure;	The outbuilding is used as a gym and garden storage.
Page 41 E.1 (b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwelling-house) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling-house)	Total site area = 297.95 sqm Total area of main house = 62.18 sqm Total area of proposed outbuilding = 44.84 sqm Therefore $62.18 + 44.84 = 107.02$ sqm < 50% of total site area. Hence, the addition of the outbuilding does not exceed 50 % of the total curtilage of the property.
Page 42 E.1 (c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwelling-house.	The outbuilding is situated at the bottom of the rear garden so does not sit forward of the principal elevation.
Page 43 E.1 (d) the building would have more than a single storey. Any buildings within the curtilage can only have one storey. Buildings with more than one storey are not permitted development and will require an application for planning permission.	The outbuilding is a single storey.
Page 43 E.1 (e) the height of the building, enclosure or container would exceed 4 metres in the case of a building with a dual-pitched roof, 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwelling-house, or 3 metres in any other case	The existing outbuilding is of a flat roof, for which the maximum height does not exceed 3m and the eaves height is at 2.5m from the ground level mentioned below. Previously, the site featured a gradual incline of approx. 0.6m towards the back. To make space for the existing outbuilding, this slope was flattened, and the ground level around it was reduced by 0.32m, keeping the final ground height at 0.285m. For more details, please see the pre-existing site on page 9 and the drawings submitted alongside this document.
Page 43 E.1 (f) the height of the eaves of the building would exceed 2.5 meters	

4.0

CONCLUSION

4.1 CONCLUSION

Based on the information presented within this document, accompanying drawings and reports, we are confident that this proposal adheres to the relevant local and national planning policy. The proposal is respectful of the neighbouring properties and sensitive to the existing property and area. This careful and attentive design will provide a positive addition to the property and area. We trust that you will give favourable consideration to our application.

