

SUPPORTING STATEMENT

Site Address:
77 Hillside Road
Northwood
HA6 1PZ

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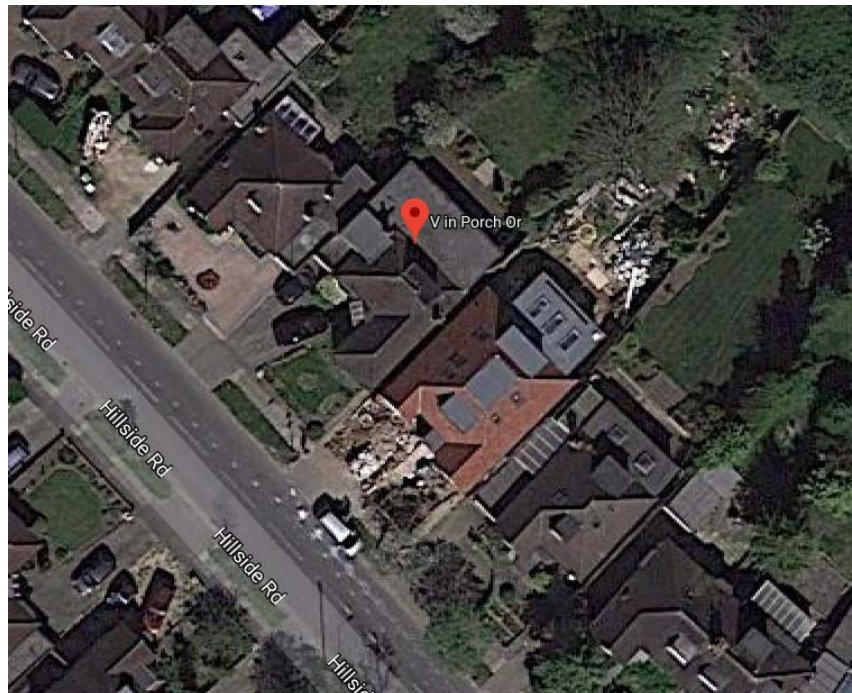
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The Application:

Single Storey Front Extension including Conversion of Garage to Habitable Room & Creation of new Hipped Roof (extending forward) and Loft Extension with Front/Rear Dormers as well as raising of Roof

The Site:



This proposal follows a recent Application with Reference 8560/APP/2018/1091) which was Approved via Appeal. The revised development looks to incorporate Front and Rear Dormers along with Roof alterations and increase of Roof height.

Location & Background:

The application site is located along Hillside Road, Northwood.

The property currently provides a Single Family Bungalow, situated over Ground Floor and Loft Levels. A Living Room, Kitchen and Dining Room are located on the Ground Floor as well as Bedrooms and Family Bathroom, in order to provide suitable facilities for the current occupiers. A small Storage area within the Loft has been created with an out of character wrap-around Dormer.

It should be noted, the property has allocated Vehicle Parking located to the Front of the site along with an attached Garage.

Design:

The application premises comprise two floors. The property is currently accessed via a Front Entrance.

The proposed looks to extend with a Single Storey Front Extension and Loft Extension with Front/Rear Dormers including increasing the Roof Height, in order to provide better living facilities for the growing family. In addition, the development will include the conversion of Garage to Habitable Room along with Front Extension. The purpose of this is to create a usable Gym space for the occupiers. The Existing Garage width is narrow and so the additional front extension will provide more space.

The proposal looks to extend forwards of the main Building line in order to create the necessary family space. This is not an uncommon addition to this type of property along Hillside Road. The increase in Roof height and addition of Front/Rear Dormers is a common, therefore we feel the proposal should be supported as this is not out of character.

It should be noted, the immediately adjoining neighbouring at no. 79 Hillside Road has recently been Granted Planning Permission (reference 28924/APP/2015/4652 dated 15/02/2016) for a similar proposal. See attached Photographs in Appendix A. Planning Permission included raising the roof and creating a Crowned Roof to accommodate the Loft Extension.

The properties along Hillside Road have varied building lines and the subject site (no.77) is set back from both no.75 and no.79. Actually, no.77 is now further set back from no.77 following their recent development.

This proposal looks to maintain the Character of the Street Scene whilst reflecting the immediate neighbouring properties.

Access:

The application site is located along a main road and is well-served by rail networks and bus services. Therefore, this is an important proposal to help improve our client's lifestyle requirements.

Primary access to the Site and into the Property will remain from the Front.

Conclusion:

The application site has been designed to accommodate the current occupiers with the benefit of addition living space and easy access to the property.

Appendix A:

