

DESCRIPTION OF PROPOSED DEVELOPMENT, EXISTING USE & EXISTING CONDITIONS

Site: 6 Chester Road Northwood HA6 1BQ

EXISTING USE: PRIVATE SINGLE DWELLING

Note: This proposal is an amended proposal of the planning application reference number 9642/APP/2022/644 following Decision Notice and Officer Report received on 25 April 2022.

The existing property at no. 6 Chester Road is a detached two storey dwelling on the south side of Chester Road in an area that is predominantly residential in character. The property has a vehicle crossover and a front paved driveway providing off street parking for 3 vehicles. To the rear, the property benefits from a private amenity garden area.

The proposed development is to extend the existing single dwelling with a part single and part double storey side extension and a part single and part double storey rear extension. This is to provide extra floor spaces on ground floor for layout of a new kitchen, a new open plan living and dining spaces, a new study room, and a new utility room and a new toilet. On the first floor the extensions will provide extra floor spaces to enlarge two existing bedrooms, introduce two new en-suite shower rooms, a walk-in wardrobe; and a store room off the existing study room; and reconfigure the common bathroom. On the second floor, the existing loft space will be changed under the new roofs of the extensions and the existing roof to form a new bedroom with en-suite bathroom. 4no. rooflights and 1no. rear dormer window is proposed.

It is proposed to remove the existing timber construction single storey side garage, the lean-to rear conservatory, the side and rear box dormers, some internal walls and chimney breasts and the two external chimney stacks.

The overall building height remains unaltered. Off street parking provision is unaltered and the demolished timber garage will be re-provided as part of the ground floor side extension. The rear extension will reduce the size of the existing paved patio slightly by approximately 1m but will not affect any existing trees further back of the garden.

Water run off from any roof or hard paving associated with the proposed extension will be directed to a soakaway, or tank of made permeable.

A water butt will be provided to collect rain water run off from the roofs of the extensions.

The existing driveway and reinstated garage will provide sufficient off-street parking provision.

Schedule of floorspace:

LEVEL	EXISTING FLOOR SPACE (WITHOUT CONSERVATORY) SQM	EXISTING FLOOR SPACE (WITH CONSERVATORY) SQM	ADDITIONAL FLOOR SPACE WITH SIDE AND REAR EXTENSIONS SQM
GROUND FLOOR	81	92	38
FIRST FLOOR	79	79	30
SECOND FLOOR (LOFT)	31	31	5

EXISTING SITE CONDITIONS:

The application site does not contain any protected trees. It is not anticipated that the proposed development would impact on No. 8 Chester Road, which is a Tree Preservation Area protected under TPO 191.