

Extensions and alterations to 42 Dene Road

Site address

42 Dene Road
Northwood
Greater London
HA6 2DA

Project description

The proposals comprise of the demolition of the existing conservatory and construction of a single storey rear extension to the kitchen, a 2-storey rear extension, alterations to the existing roof, conversion of the garage and an open car port to the front parking area.

Comparison with previous approvals

Previous approvals have provided the following:

9787/APP/2016/1195 – similar extensions to include basement, rear single and 2 storey elements.

9787/APP/2017/1542 – demolition of the existing building and construction of a set of 3 apartments to include basement and similar projections.

9787/APP/2020/3567 - Part two storey, part single storey rear extension, installation of habitable basement, conversion of garage to habitable use and extension to existing habitable roof space to include a rear dormer and 5 rooflights.

This proposed scheme seeks to reduce the scheme as approved in 9787/APP/2020/3567 by removing the basement and roof extension elements. The single storey element remains as previously approved and an open car port is proposed to the front of the property.

Areas

internal areas			
	existing	proposed	difference
ground	184.16m ²	221.85m ²	37.69m ²
first	152.33m ²	169.22m ²	16.89m ²
loft	95.89m ²	95.89m ²	0.00m ²
total	432.38m²	486.96m²	54.58m²

external areas			
	existing	proposed	difference
ground floor (habitable)	177.39m ²	247.36m ²	69.97m ²
ground floor (garage)	13.08m ²	0.00m ²	-13.08m ²
ground floor (lean to shed)	14.48m ²	0.00m ²	-14.48m ²
detached shed	14.22m ²	14.22m ²	0.00m ²
car port	0.00m ²	32.49m ²	32.49m ²
first floor	172.15m ²	188.24m ²	16.09m ²
roof	95.89m ²	95.89m ²	0.00m ²
total	487.21m²	578.20m²	90.99m²