

Planning Statement

Site: 114 Colne Road Twickenham TW2 6QN

Pre-Application Reference Number: 24/P0195/PREAPP

Pre-application contact: Matt Bayly

The property is a single family dwelling terrace house on two floors.

The house comprising of a ground floor front reception room, a dining room centrally with kitchen, bathroom to the rear. The first floor accessed via a closed stair to 2 bedrooms with the rear bedroom having access to a walled roof terrace. The application site is between two properties that have existing 2 storey rear extensions.

Consideration of overlooking and perception of overlooking is fundamental with the proposed application. To the western boundary it is proposed to raise the existing party wall where the adjacent property does not have any windows / doors facing the application site. The proposal to the eastern boundary is set in by 1130 mm; matching those of neighbouring properties. The adjacent property has one frosted window at first floor level to an existing bathroom and at ground floor level a door with frosted glass serving an open-plan ground floor.

The design of the proposed extension would remove the existing walled balcony; providing neighbours with greater privacy alongside ensuring the property is in keeping with the wider terrace by having a similar scale extension as the two neighbouring properties (of between 10-12sqm). Furthermore, the proposed extension is designed to restore the character of the property, by ensuring there is a gable and pitched roof which is more in keeping with the character, as opposed to flat roof and balcony. Furthermore, given the proposed extension features a further step in than the existing walled balcony, more of the existing house structure would be able to be appreciated from the rear of the property. Design to maintain and enhance the character of the property has been considered throughout; including in small details such as French doors, and sashed windows.

The new proposed extension would also bring further light into the existing house which has dark space in the current dining room area, by allowing for a more open downstairs, alongside adding one more bedroom to make this house for family friendly whilst ensuring the extension is well designed and in keeping with other properties.

Proposal:

To add a small front entrance porch extension to the ground floor measuring 1.54 m² and 2.85 m to the ridge. External materials to match existing: Roof to be slate, face brickwork white finished joinery.

Proposal: Installation of a first floor window to front elevation. External materials to match existing: White finished joinery.

Proposal:

To remove the existing first floor rear walled balcony and guarding and construct a bedroom with a further step in on the existing ground floor footprint.

External materials to match existing:

Roof to be slate with a 'Velux' roof window, face brickwork white finished joinery.

Ground floor rear access to the garden maintained by French doors.

Proposal:

To replace the existing flat roof to the rear elevation with a pitch slate roof.

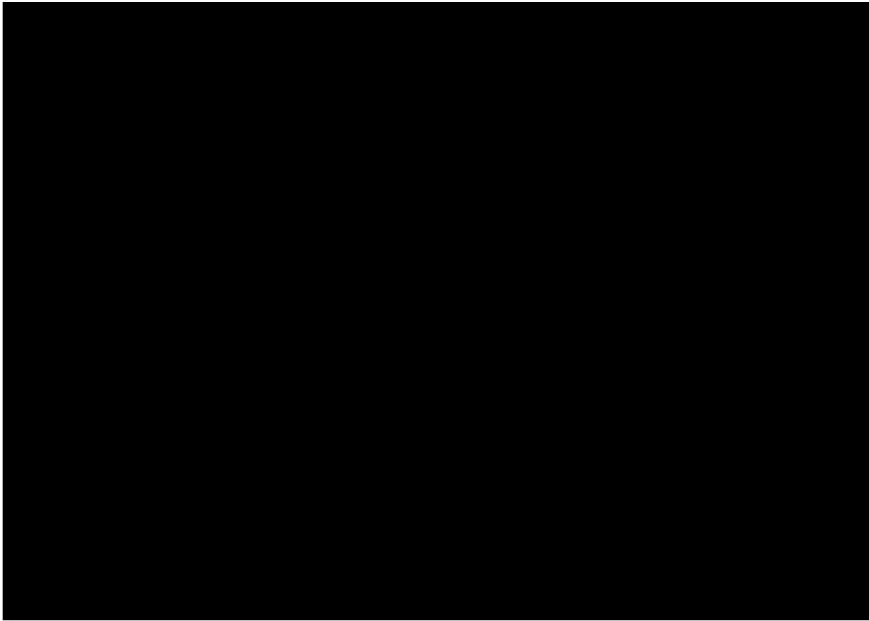
External materials to match existing:

Roof to be slate with 'Velux' roof windows, raised brickwork parapet wall.

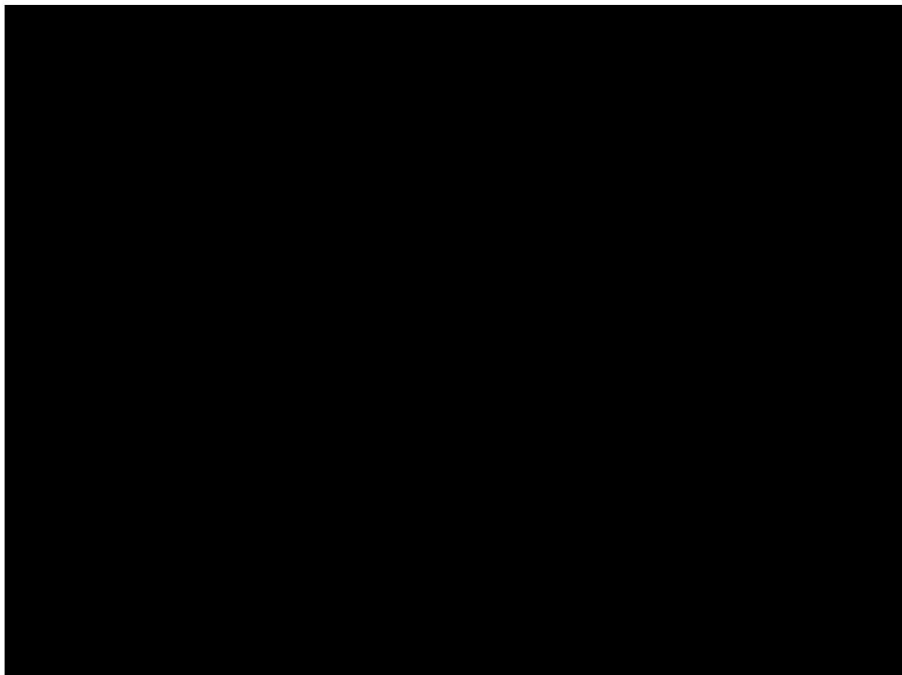
In conclusion, the small front porch will have no adverse effect on any neighbouring properties. The rear addition and alterations will visually improve the rear elevation with an in-keeping pitched roof to match the neighbouring properties and character of the cottages. The proposed rear addition will also be smaller or of the same scale as both the neighbouring properties. The rear addition will be commensurate with the adjoining properties and not cause any significant loss of daylight or sunlight to habitable rooms or gardens in neighbouring properties.

Photos of the surrounding area.

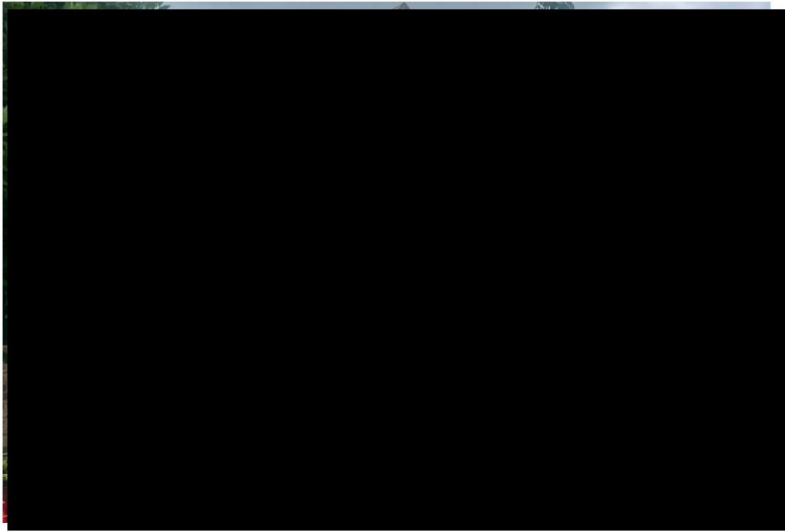
Photo showing the existing high walls on the balcony



Rear view of 114



Rear view of 116



Rear view of 112

