

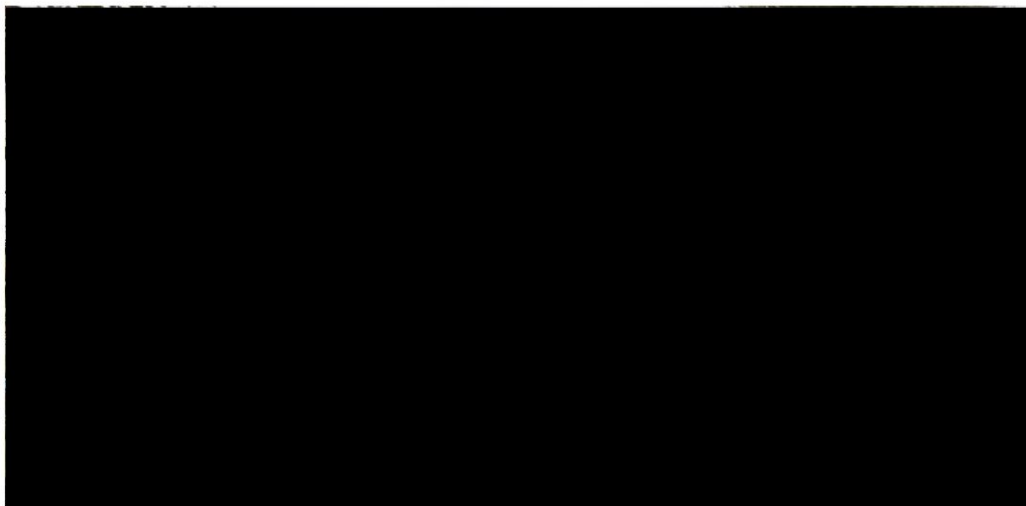
**Design Statement:
Proposed Extension and Conversion of 10 Atwood Avenue, Kew, TW9 4HG**



FRONT



SIDE



REAR



**REAR
AERIAL**

PROPERTY PLANNING HISTORY:

Apparently no Relevant History.
Conservatory has been built in past under PD.

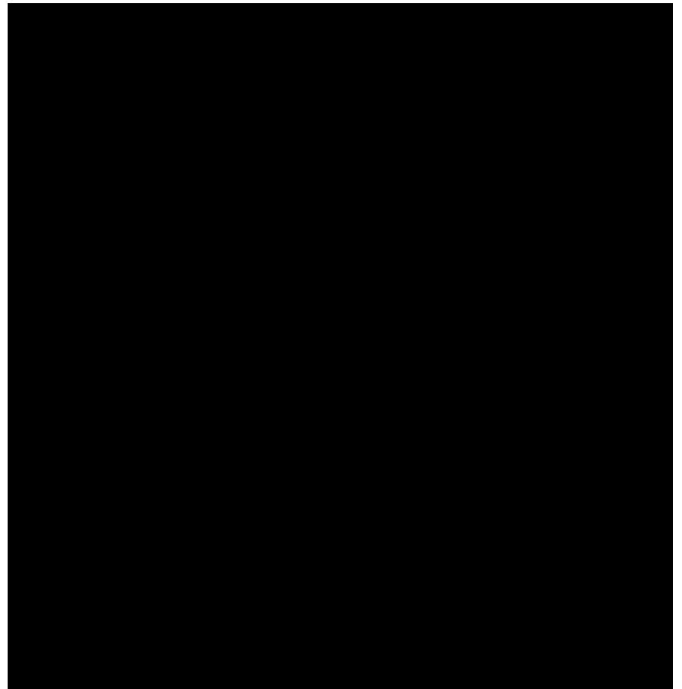
DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The Application Site is located on the northern side of Atwood Avenue and is a 2 storey semi detached property with original side garage and conservatory added.
A large number of the properties on the street are similar 2 storey semi detached with tiled hipped roof profiles.
A number of the neighbouring properties have been given permission to convert with two storey side and rear extensions.
The side extensions have been set back from the front elevation in order to keep both facade and roof subordinate to the original house.

The most relevant of these conversions is number 14 (LBRT Ref 00/1458).
This had 2 storey side and rear extension as above, and also brought the garage forward of the front elevation of the house at ground floor level.
(They converted the garage into a habitable room).
The side extension extends beyond the rear elevation of the house by some 3m up against the boundary with no 16.



No 14



No 4 extended to boundary

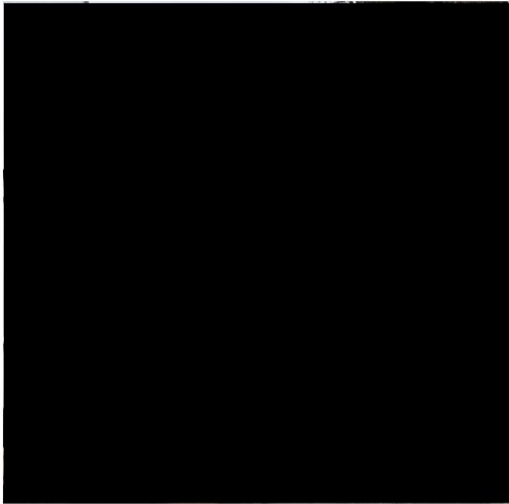


Nos 9 & 11 extended to boundary

DESCRIPTION OF THE PROPOSAL

The proposal is for demolition of the garage and conservatory then a two storey side and rear extension similar to no 14.

At ground floor level the rear extension will extend 3m from the extg ground floor rear wall of the house - to the depth of the existing garage and as the main extension to no 8 next door, but not as deep as the additions to number 8 and number 6 beyond:



The garage will be extended forwards at ground floor level similar to number 14 (but retained as a garage)



At 1st floor level, the side extension will go to the boundary as number 14, but will be set much further back from the road. It was noticed from the aerial view that number 12 have extended their garage across the rear facing kitchen windows. This makes the side windows primary rather than dual aspect. Hence more sensitive with regard to light/sunlight impact. By setting the 1st floor side extension back beyond the 45 degree line overshadowing is avoided.





CONSIDERATIONS:

Design/Visual amenity:

Policy LP 1 'Local Character and Design Quality' states the Council will require all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area. Development must respect, contribute to and enhance the local environment and character.

The Council's SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

The proposed ground floor rear extension is to remain subservient to the host dwelling as it is situated below the first floor fenestration. The extension is to have a flat roof with flat glass rooflights. There are several styles of rear extensions in the locality and given the discreet location to the rear it is considered that the extension would have a neutral impact on the character of the area.

The proposed extension to the first floor effectively squares off the property and the addition at the rear and is modest in depth and in width and would have less impact on adjoining property than number 14. The roof would have the appearance of being subordinate to the main dwelling.

The proposed garage extension to the front, is no deeper than the front bay and oriel, is similar to number 14 (although retained as a garage) and also to nos 11 and 9 opposite:



Policy LP8 requires all development to protect the amenity and living conditions for occupants of new, existing, adjoining and neighbouring properties. This includes ensuring adequate light is achieved, preserving privacy and ensuring proposals are not visually intrusive.

The Supplementary Planning Document for House Extensions and External Alterations also seeks to protect adjoining properties from visual intrusion, loss of light and privacy.

As explained above the setting back of the 1st floor side extension avoids loss of sunlight & daylight.

The proposed rear extension will not project further than the existing conservatory & garage.

Given the position of number 12's garage and number 8's extension, the modest projection it is not considered that the extension would appear to be unreasonably overbearing to either adjoining neighbours, nor would it result in adverse sunlight impacts.

There are no side-facing windows proposed so privacy of neighbours would not be adversely impacted.

Access and transport:

Access to the property is not impacted.

Flood Risk:

The property is an area of high surface water flood risk.

An Environment Agency FRA Questionnaire has been supplied with the application.

Trees or shrubs:

There will be no impact to trees or shrubs.

Fire Safety:

The application has been submitted with a new Fire Statement.