

Planning, Design and Access & Fire  
Safety Statement

10 Coombe Crescent  
Hampton  
TW12 3PD

### **Site Location**

The application site is located on the western side of Coombe Crescent and comprises of a two semi-detached dwelling. The existing property benefits from a rear extension and front porch. The property is set back from the public highway with a front garden comprising of soft planting and permeable surfacing. The rear garden is generously sized and provide ample amenity space for existing occupants.

The character of the area is highly residential comprising of mainly two storey dwellings however there are two 1-1.5 storey properties at the end of the road.

### **Proposal**

The proposal seeks householder planning permission for the construction of a first-floor rear extension.

### **Planning History**

- [11/0368/PS192](#)

Demolition of existing conservatory and erection of new single storey rear extension. New window at...

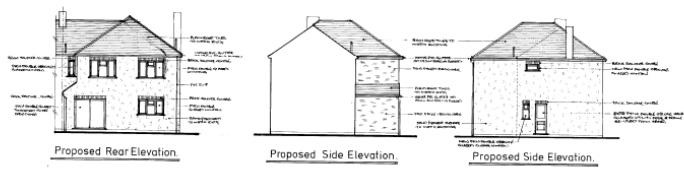
#### **Granted Permission 04/03/2011**

- [96/4081](#)

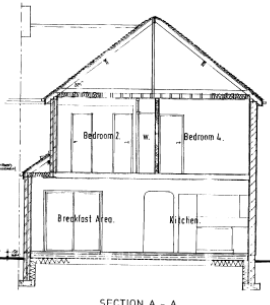
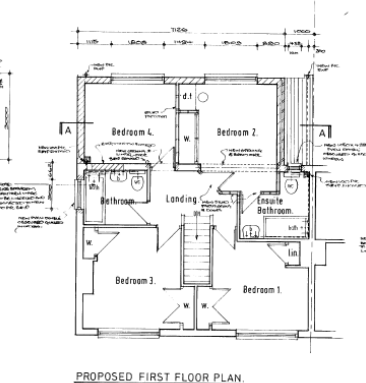
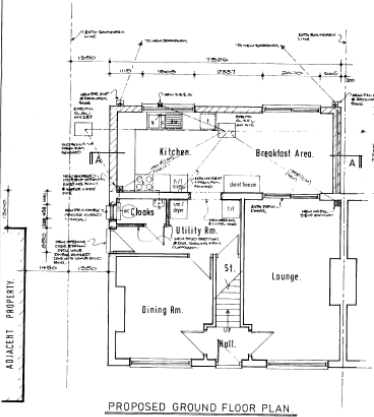
Demolition Of Existing Rear Extension And Erection Of A Two Storey Rear Extension.

#### **Granted Permission 29/01/1997**

As noted above planning permission was previously granted for a two-storey rear extension. This was not built out and a subsequent single storey rear extension was approved. This has been constructed.



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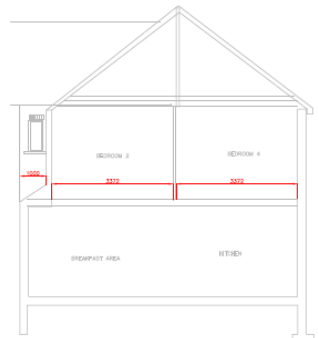
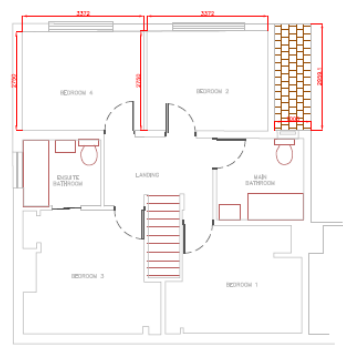
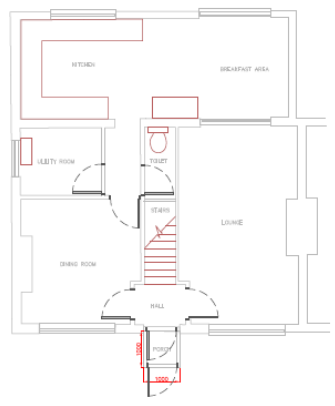
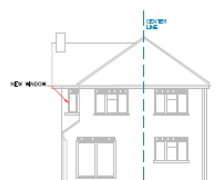
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Client:  
MR & MRS R. FERTMAN

Property:  
Proposed Extension to  
19, Goswell Crescent  
Hempden  
Herts.

Proposed:  
Extension to existing 1st floor  
Kitchen & Breakfast Area, 2nd floor  
Bedrooms & Bathroom (Scale 1:100)

Drawn: [Signature] Scale: 1:100 / 1:100  
Date: 24.11.19



The proposed first floor extension has been modelled on the previously approved extension as shown in the images above. While it is noted that the permission was granted in a different plan period it should still be afforded some weight in the assessment of the current proposal.

### **Assessment**

The site is located within a high residential area comprising of mainly two storey dwelling houses, however there are two smaller 1-1.5 storey dwellings at the end of the road.

As stated above the proposed extension has been based on the design of the previously approved two storey rear extension. The extension would measure approximately 3 metres in depth, 7.3 m in width and would be characterised by a gabled roof form. As the extension is located to the rear it would not be visible from the street scene. A small set in has been applied to the eastern elevation which will mirror the neighbouring two storey extension. As the depth of the extension would not extend beyond the existing rear elevation the established rear building line would be maintained.

As demonstrated above, the extension is modest in scale, would be constructed using materials which would match the existing property and would appear a domestic scaled addition to a domestic property. As such the proposal would compliment and integrate with the existing pattern of development and street scene.

Turning to neighbour amenity, the adjoining neighbour No.8 benefits from a two-storey rear extension which is identical to the proposed first floor extension. The proposed rear building line would not extend beyond the adjoining neighbour and a 1 metre set in from the shared boundary has been applied to ensure that the window within the recessed section of the neighbouring elevation is not overshadowed. In any event this window is obscurely glazed and serves a bathroom therefore is not required to be safeguarding from overshadowing.

No.12 is located to the west of the site and is set approximately 3 metres away from the flank wall of the application property. This property is set further forward within its plot in comparison to the application property meaning that the existing rear elevation extends beyond the rear elevation of this property. Given the separation distance between the two properties the proposed extension would not result in any significant overshadowing of the neighbouring habitable room windows. Furthermore, any potential harm would have been considered by the LPA when approving the previous application for the same extension.

The proposed extension would provide 2 new bedrooms and a bathroom. All the existing and proposed rooms would benefit from windows which will provide outlook, daylight and sunlight as well as natural ventilation. Adequate levels of internal and external space would be provided, and this meets the minimum standards set out within the development plan.

In terms of parking, this is currently provided on street, and this would remain unchanged. As the proposal is for an extension and not an intensification of the use (which would be an additional unit) there is no requirement for additional parking to be provided on site.

The site is not located within an area identified as being subject to fluvial or pluvial floor risk. The proposal is for an upward extension and therefore no additional development is proposed at ground level. As such no SUDS are required.

## **Fire Safety**

The proposal is for a first-floor rear extension and therefore limited in scale. The following Fire Safety observations are made to comply with the local plan requirements:

1. Fire appliances are able to be positioned in the street directly outside the building. This is unchanged from the existing situation.
2. Access to the property for Fire Service personnel remains unchanged.
3. Evacuation in the event of fire can be achieved to the street. This is unchanged from the existing situation.
4. All construction will be fully compliant with Part B (Fire Safety) of the Building Regulations including fire resistant partitions and doors and smoke/heat detectors.
5. There is an enclosed escape route from the upper floors via the protected hallway.
6. All smoke/heat detectors will be subject to periodic servicing and testing.