

DESIGN STATEMENT

to accompany a Planning Application to London Borough of Barnet for a single storey ground floor rear extension.

57 Hale Drive, London NW7 3EL

The proposal is for a single storey rear extension at ground floor level.

1) Introduction

57 Hale Drive is an atypical two storey detached property on Hale Drive, being sited at one end of a cul de sac turning circle at the point where the road curves around. The majority of houses in Hale Drive are semi-detached, many of which benefit from various extensions. 57 is in a staggered arrangement between numbers 55, which is set back from it and 65, sitting a full house depth forward. As such, it can be considered as a unique situation.

Following the planning application ref. 23/3759/HSE, the owners reconsidered and decided to enlarge the ground floor rear extension to allow for a more spacious and comfortable family living space with an open plan kitchen.

The proposed single storey rear extension is slightly wider than the previously approved single storey rear extension and slightly deeper but, at 3m, is well within the guidelines for a single storey rear extension to a detached property and will have no adverse impact on the neighbouring property as accepted in the delegated report for the approved scheme.

The site is not located within a Conservation Area, nor are there any TPOs on the site.

2) Site

The overall site area of 57 is approximately 389m².

3) Planning History – Previous Planning Applications

- Ref. W09189, Single-storey front, side and rear extensions. Decision notice - 15 Aug 1989, REFUSED.
- Ref. W09189A/01, Single storey side and front extensions. Decision notice - Mon 21 May 2001, APPROVED subject to conditions.
- Ref. W09189B/01, Single storey side extension. Decision notice - 28 Jun 2001, LAWFUL.
- Ref. W09189C/07, First floor side extension. Decision notice - 14 Jun 2007, REFUSED.
- Ref. W09189D/07, Extensions to roof including side and rear dormer windows and increase ridge height to facilitate a loft conversion. Decision notice - 06 Feb 2008, APPROVED subject to conditions.
- Ref. 23/3759/HSE, Single storey rear extension. First floor front and side extension. Roof extension including raised ridge height, dormer windows to rear and both side elevations and 1 no. rooflight to front elevation. Alterations to fenestration. Decision notice – 26th Oct 2023, APPROVED subject to conditions.

A pre-application was submitted to Barnet (ref. 23/8109/QCG) with a written response received on 19.07.2023.

4) The Brief/Proposal

The brief was to enlarge the previously approved single storey rear extension to improve the open plan kitchen and living family space. The rear extension would adhere to Barnet's guidelines of not being overbearing and would respect the main dwelling.

5) Response to context

The previous approval report refers to the need to respect the character and appearance of the local area. There is no doubt that the revised proposal for the single storey ground floor rear extension now submitted does so and proportions of the additional space have been carefully considered.



Existing Street Frontage 57 Hale Drive



Existing Street View of Nos. 51, 53, 57 and 65 Hale Drive

6) Amount, Layout and Scale

The detached house at 57 Hale Drive has less bulk than its semi-detached neighbours. The proposed single storey rear extension, as aforementioned would improve the internal layout and usability for the family living room with a design approach that is respectful to the existing character. The proposal is subservient to the scale of the existing house and would not be visible from the street.

7) Appearance

All materials will complement the existing building.

8) Energy/Sustainability

As part of the works to the existing building shell, the rear single storey extension will have the required insulation and it will be possible to comply with local and London wide planning policies on sustainability, minimising carbon dioxide emissions from new construction elements.

A fabric first approach would be taken to ensure an improvement with high standard of insulation to the building envelope.

9) National, London and Barnet Planning Policy

The proposal would comply with the CSNPPF presumption in favour of sustainable development. The proposal would comply with Barnet's Core Policy CS4 providing quality homes.

Compliance with the SPD, Sustainable Design and Construction would be achieved.

10) Access

The access will remain as existing.

11) Flood Risk, Contamination & Noise Impacts

None of these aspects pose a risk.

12) Summary/Conclusion

Having carefully considered all comments made by the Local Planning Authority in the pre-application report for the earlier scheme and delegated report of the planning application ref. 23/3759/HSE, we have arrived at a proposal for the ground floor that we believe should meet with approval.