

**B O I T O**  
**S A R N O**

## Design & Access & Planning Statement

Boito Sarno Architects

Project: 186 Bullhead Road WD6 1RJ

*Re: Part single, part two-storey side extension with new porch, two-storey rear extension, rear balcony at first floor level with screening*

### APPLICATION SITE AND SURROUNDING AREA

No.186 is located on the Western side of Bullhead Road. The house is a semi-detached, two-storey dwelling with a front paved parking area and a rear garden. The surrounding area comprises of a series of semi-detached, two-storey houses of similar appearance to no. 186, with a mix of materials such as white painted render and brickwork. A number of properties in the surrounding area have been extended with ground floor and first floor rear and side extensions as well as loft conversions.

### NEED

The applicants are a young and growing family and having just had their third child urgently require more space. As one of the parents often works from home, a study area is also urgently needed. The house will remain a 3-bed house, and the layout will be greatly improved by the proposed extension as follows:

- Ground level - improved circulation and access, new porch and increased living area.
- First level side-extension - a new ensuite and study area
- First level rear extension - more space to the rear bedroom, which is currently small, and which will become the master bedroom

### PLANNING POLICY CONTEXT

National Policy/Guidance

National Planning Policy Framework 2021 (NPPF) • Planning Practice Guidance (PPG)

The Development Plan Adopted Hertsmere Local Plan

Development Plan Document Core Strategy 2013 • SP1 – Creating Sustainable Development • SP2 - Presumption in favour of sustainable development • CS22 – Securing a High Quality and Accessible Environment • CS25 – Accessibility and Parking

## Site Allocations and Development Management Policies Plan 2016

• SADM30 – Design Principles • SADM40 – Highway and Access Criteria for New Development

## Supplementary Planning Guidance / Documents

• Planning and Design Guide Part D 2016 (Draft for Interim Development Management Use) – Guidelines for High Quality Sustainable Development • Planning & Design Guide Part E 2006 – Guidelines for Residential Extensions/Alterations • Adopted Parking Standards SPD (2014) • Sustainable Transport & Parking Standards draft SPD (2022)

## Other Material Considerations

Community Infrastructure Levy Regulations • Equality Act 2010

## PROPOSAL

The proposal concerns the construction of:

1. a part single, part two-storey side extension
2. a two-storey rear extension which seeks to increase the width of existing first floor rear extension, while still maintaining the 45-degree line
3. a rear balcony at first floor level with screening

1. Part single, part two-storey side extension:

- At ground level, a new porch is proposed to move the entrance from the side alleyway to the front of the house facing directly the street. This will greatly improve the appearance of the house from the street and remove the dark side alleyway access that currently feels unsafe and unsightly.
- At first level, the extension has a 1 metre set-back from the street façade of the existing house to ensure the main building line is maintained.
- A new window facing the street is proposed.
- The design style of the roof matches that of the existing, effectively creating a smaller, set-back gable end next to the existing gable of the house.
- The pitch of the side extension's roof matches the angle of the main roof pitch and is 0.5 meter lower than the main roof pitch.
- No.188 was granted planning (20/0279/HSE) for a rear and side extension up to the property boundary. This has now been built with a parapet wall detail which means that the gutter is on their property side (see image below). As the proposed side extension at no.186 is a gable end, there is no new gutter requirement along the boundary line. The requirement of leaving a small gap for gutters overhang is therefore not applicable.
- No.188 is a larger house, it is higher, and projects further forward towards Bullhead Road than no.186. Therefore, the proposed side extension at no.186 will only really be visible from Bullhead road when looking straight on at it. The corners of both houses at no. 186 and no. 188 will remain the dominant features of the streetscape and a significant separation between the two will be maintained.
- The windows on the side of no.188 are not affected by the proposals.



## 2. Two-storey rear extension:

- 45 degree line is maintained
- This will create a symmetry to the rear elevation with 45 degree wall either side and simple central glazed sliding doors, which will be slightly wider than the current ones
- This symmetry will greatly improve the appearance and consistency of the rear elevation
- The roof of the extension will be in the same style and matching material as the existing one
- A new small high-level window is proposed to provide ventilation and natural light to the space below
- The rear elevation impact is minimal as it is not visible from the public realm

## 3. Rear balcony

To mitigate any adverse impact on the privacy and amenity of neighbours, the following design features are proposed:

- 1.7 metres high opaque translucent glazing screens on each side, with a considerable set-back from the property boundary and the parapet edge. 1.7 metre height ensures that the screens will always be below eye level and not allow views of the adjacent properties and gardens.
- The screens will let light through but prevent overlooking and also provide a sound barrier.
- They will be made of a thin metal frame with glazing resulting in a lightweight element. They are placed at an angle and are set-back from the adjacent properties to appear lighter and not boxy.
- The balcony is small and accessed via a bedroom so it will be used as a quiet external space, to complement the main external amenity space of the garden.
- As the rear garden faces an open field, the balcony will not face any other adjacent property.
- The balustrade has been set back 1 metre from the parapet edge providing additional privacy.
- The resulting non-accessible parts of flat roof will be covered in green roof, wrapping around the sides and the front of the balcony. This will improve biodiversity and provide a pleasant outlook from the adjacent properties' windows.

## MATERIALS

For the new porch and side extension black timber slats are proposed. This material has been selected by the architects because of its sustainability and robustness, and also because it provides a contemporary finish that complements well both the white render of no.186 and the red brick of no.188.

pThe rear extension will be in matching white render and clay tiles for consistency.

## CONCLUSION

The proposals above have been carefully considered to comply with planning policy as set out above. The proposals will enhance the character and appearance of the existing building, whilst improving the living conditions for the family living there. The proposed balcony has been carefully designed as to not impact the amenity of adjacent properties.

Car parking provision and highway safety are not affected by the proposals.