



PLANNING STATEMENT

36 Willow Way, WD7 8DY

25/02/2023

arb
Architects
Registration
Board

REG NO: 079560G



Site Location & Surroundings

The property address is 36 Willow Way, Radlett, WD7 8DY, and is located in a residential area on the southwest side of Radlett.

The site is located on a through road in Radlett and is a rectangular shaped plot, orientated north-east to south-west.

No 36 Willow Way is a semi-detached dwelling with an existing 6 meters ground floor rear extension (23/0588/PD42), and a front porch and first floor rear extensions (23/1188/HSE).

The existing house external finish is white render and has a tiled gable roof. The front garden is block paved with a hedgerow boundary treatment on the front and side elevations. The boundary treatment between 34 Willow Way and 36 Willow Way is a wooden fence.

The rear garden is largely grassed with boundary treatment of around 1.8 metres high.

The area surrounding the site is characterised by semi-detached dwellings fronting onto Willow Way.

Development Description

Loft conversion, rear dormer, front rooflights, and single storey outbuilding.

Loft conversion and rear dormer under PD Rights Class B:

Additional roof space created:

$$2.49\text{m} \times 3.31\text{m} = 8.24\text{m}^2 / 2 = 4.12\text{m}^2 \times 6.0\text{m} = 24.72\text{m}^3$$

Allowance: 50m³

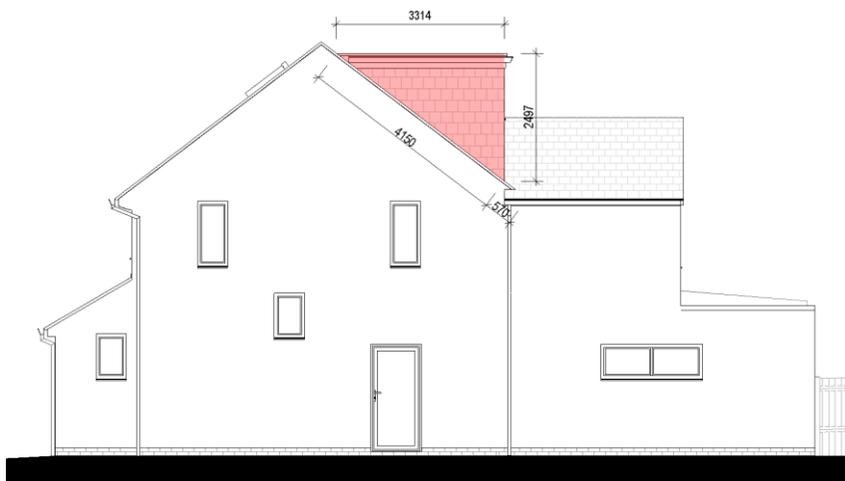
Proposed rear dormer external materials of similar in appearance to the existing house.

The proposed rear dormer is lower than the highest part of the existing roof. Side walls are set back 20cm from the original eaves, and 50cm from the rear eave measured along the roof slope.

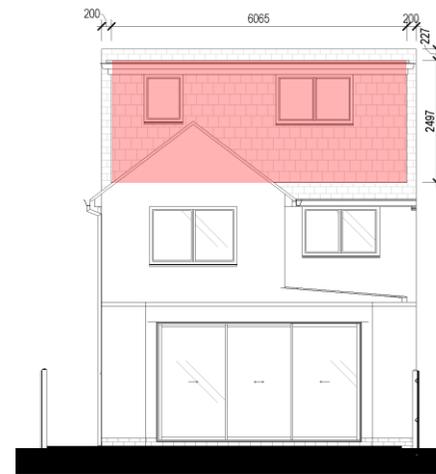
The proposed dormer external walls do not overhang the outer face of the wall of the original house.

Front rooflights under PD Rights Class C:

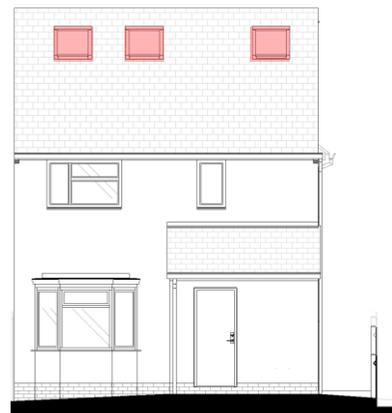
The proposed front rooflights will not protrude more than 15cm beyond the plane of the slope of the original roof, measured from the perpendicular with the external surface of the original roof.



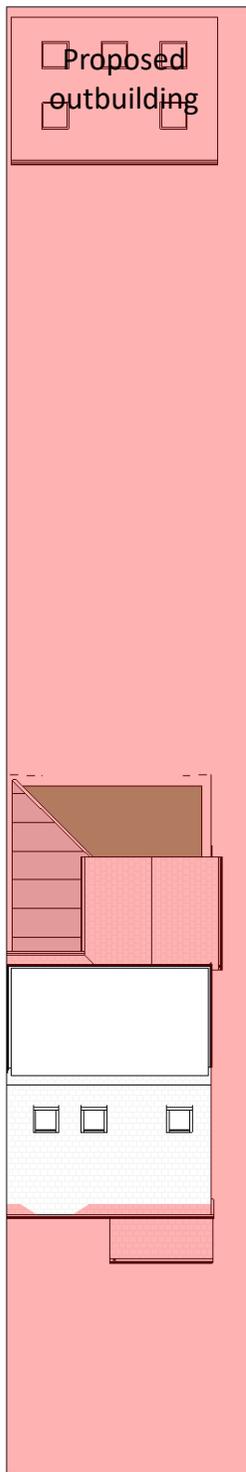
Proposed roof dormer side elevation



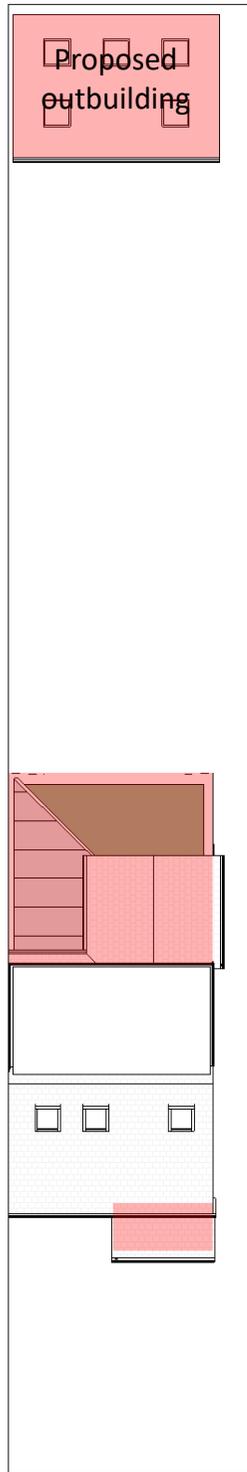
Proposed roof dormer elevation



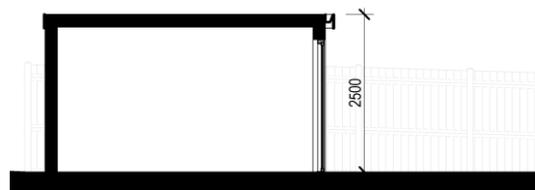
Proposed front rooflights



Area of land around the original house



Existing and proposed additions to the original house



Proposed outbuilding Section

Development Description

Single storey outbuilding under PD Rights Class E:

Area of the land around the original house: 304.3m²

Area of the front porch: 4.74m²

Area of the single storey rear extension: 38.79m²

Area of the proposed outbuilding: 29.34m²

Total area of existing and proposed additions to the original house: 72.87m² (24% of the area around the original house)

The proposed outbuilding is single storey with a maximum overall height of 2.5 meters (located less than 2 meters from the property boundary).