

**Address:** 36 Glengall Road, Edgware, HA8 8SU

**Site and Surrounding Area:** The application site relates to a single-family dwelling house located on the south of Glengall Road close to the junction with Marlborough Avenue. The property benefits from a detached garage.

**Proposal:** Demolition of the existing garage to facilitate a two-storey side and part rear extension

### Planning History:

#### Planning Applications (2)

- 2no. single storey rear extensions with a 500mm gap between the two extensions. Single storey rear extension with a depth of 6.00m, maximum height of 3.00m and eaves height of 3.00m and single storey rear extension with a depth of 5.46m, maximum height of 3.00m and eaves height of 3.00m  
Ref. No: 24/O251/PNH | Status: Prior Approval Not Required
- Roof extension involving hip to gable, rear dormer and 2no. front facing rooflights. Increase in height of 1no. chimney stack (amended description)  
Ref. No: 24/O322/192 | Status: Lawful

### Planning Considerations:

The proposed extension comprises a side extension and a first-floor rear addition to the existing property. The side extension has been designed to be subordinate to the main property and is set back from the front elevation. Similarly, the first-floor side extension is set further back to provide a clear storey of how the property should be read. The demolition of the garage has allowed for the creation of a two-storey side extension, set in from the boundary to maintain a clear separation and provide access to the rear of the property. Additionally, the first-floor rear addition is set in from the boundary with neighbors to align with recommendations in the Residential Supplementary Planning Document (SPD).

The setbacks from boundaries and the use of a crown roof have been carefully considered. The setbacks ensure that the extension maintains a harmonious relationship with neighboring properties and complies with local planning policies. The choice of a crown roof is in response to site constraints; a flat roof is unacceptable, and a traditional pitched roof would not be feasible. Moreover, the use of a crown roof is common in properties within the surrounding area and thus aligns with the established architectural character.

### Conclusion:

In conclusion, the proposed residential extension at 36 Glengall Road, Edgware, HA8 8SU has been carefully designed to meet the needs of the property while respecting local planning policies and the character of the neighbourhood. We believe that the design choices made, including setbacks and roof design, are appropriate and in accordance with relevant regulations and guidelines