

Design and Access Statement for 97 Muirfield Road South Oxhey WD19 6LU

Dated 8th February 2024

Ground and First Floor Side Extensions to 97 Muirfield Road South Oxhey.

The proposal is to build both ground and first floor side extensions to the existing dwelling house. Having taken advise from the duty planner who advised we could extend the property no more than half the width of the existing house and to retain 1m from the boundary. We have subsequently put forward a proposal to extend the side by 3.2 m (main house 6.4m) and leave a 1000mm gap from the boundary.

We have retained the roof line and not set it down since we believe the host property is end of terrace and retaining the roof line would enhance the appearance rather than be detrimental to the street scene. The row of terraced houses are set away from the main road and in fact the properties to the right of the host property all exhibit gable end walls but we have put forward a proposal to retain the hipped roof.

The site lends itself for the extensions and sufficient garden and amenity space is retained on the site. All materials on the extensions will match the existing and we do not believe there is a loss of privacy or outlook to neighbouring properties.

We hope the application is acceptable to the council and we look forward to a favourable outcome. We would be prepared to work with the council to achieve our aim.

Arun Patel on behalf of Gavis Florin