

SKICA 3D

DESIGN | RENDER | INSPIRE

Planning Design and Access Statement



Proposed replacement canopy / covered outdoor space

9 Windermere Road, Kingston Vale, SW15 3QP

Date:
07.04.2024

1.0 SITE CONTEXT

- The proposal site is located at 9 Windermere Road, Kingston Vale, SW15 3QP
- The site is located in a residential area, to the rear of a dwelling.
- The existing dwelling is a brick and render detached house.
 - The site is *not* listed and *not* in a conservation area.
 - The site is *not* in a flood risk area. (Classed as 'very low risk')

2.0 DESIGN PRINCIPLES

- **Site Layout**
- The site has a large front and rear garden, stone patio, large amount of grass and privacy fences/walls to the perimeter. The boundary is surrounded by a mixture of medium sized trees, hedges and plants.
- The proposal is for the addition of a 10.9m(w) x 5m(d) non-insulated structure with glass roof to replace the existing structure currently in place. The structure is supported by 4 posts to the front.
- The proposed structure will provide dry cover for the customer to sit outside and a play area for children whilst others work from home in this difficult space challenging time.
- The structure will only use 0.00% of the current amenity space.
- **Design Principles**
- All of the materials proposed for the garden room are to be aluminium coloured cream (RAL 9010) and glass for the roof.
- The garden veranda is of simple rectangular form with a single flat roof sloping away from the existing house with no damage to the existing structure.
- The lowest part of the roof will be approx 2.65m high and the structure will not exceed 3.2m at its highest point.
- The garden veranda will be located to the rear of the house.

3.0 CONSIDERATIONS

- The proposed garden veranda is to be positioned at the rear elevation of the house. To the South of the site there is a long site access up to a neighboring property, however the residence is surrounded by mature and established trees and shrubs and it is considered that the proposal would not be visible from the path.
- The proposal may be visible from neighboring residents to the North, South and East, however the boundaries are surrounded by large hedges, planting and trees.

4.0 ACCESS

- **Access to the site**
- Access to and within the structure has been considered throughout the design process and is aimed at maximising the ease of movement in the garden room and also between the house and the garden. The proposed location of the new garden room will sit on a level existing platform, the rest of the area is existing grass and amenity space which will be unchanged.
- The rear garden is private and is not visible to the highway / public access.
- Site parking is existing and will not be changed.

5.0 RELEVANT PLANNING HISTORY

18/14051/PNH No9 Windermere Road

Erection of single storey rear extension (4.5m in depth, maximum height of 4m and eaves height of 4m)

99/06112/FUL No9 Windermere Road

Erection of a two storey side and rear extension and roof extension

96/6317/LDP No9 Windermere Road

Conversion of existing garage to living accommodation, erection of single storey rear extension and erection of rear and side dormer roof extensions (LDC (P))

22/03785/HOU No7 Windermere Road

Erection of part single, part two storey rear extension

6.0 HISTORICAL SUPPORTING INFORMATION



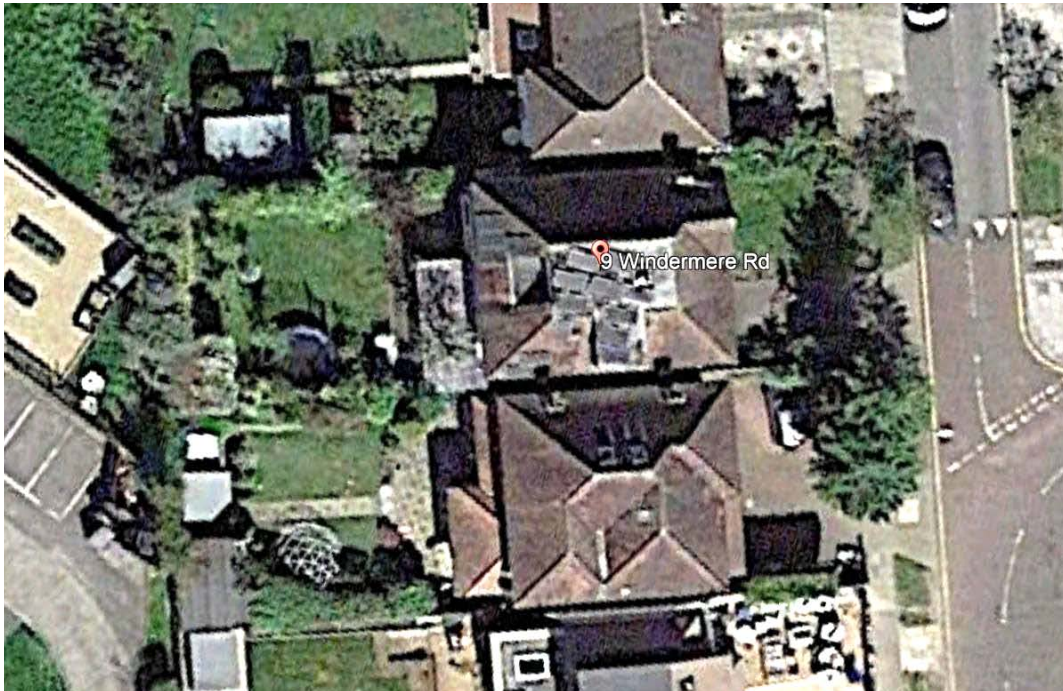
MapServe aerial 2013



MapServe aerial 2019



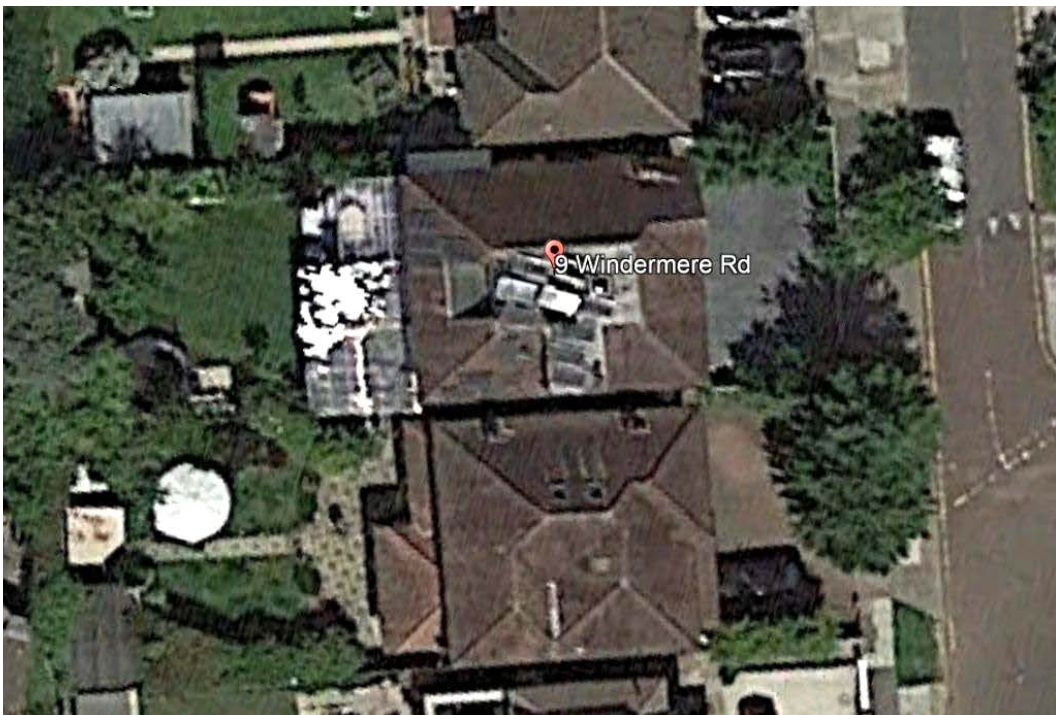
Google aerial 2015



Google aerial 2017



Google aerial 2018



Google aerial 2019



Google aerial 2020