



MASS Reports

22 The Spinney, Stanmore, Middlesex, HA7 4QJ



Extension Report

Prepared by MASS Reports

17/01/2020

Overview

In the following report our architects will provide you with a detailed appraisal of planning feasibility for the property. We have considered both local and national planning rules and nearby planning applications to build a realistic approach towards the appraisal.

Issues affecting your application

- Nearby properties which need to be considered
- Schooling and travel links nearby
- Council provide a clear planning outline
- Relevant successful planning applications nearby
- Flood risk on or around the property
- Listed buildings status on or around the property
- Conservation area

Key

- No issues
- Some issues
- There are issues

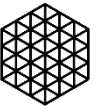
Plot Boundary & Stats



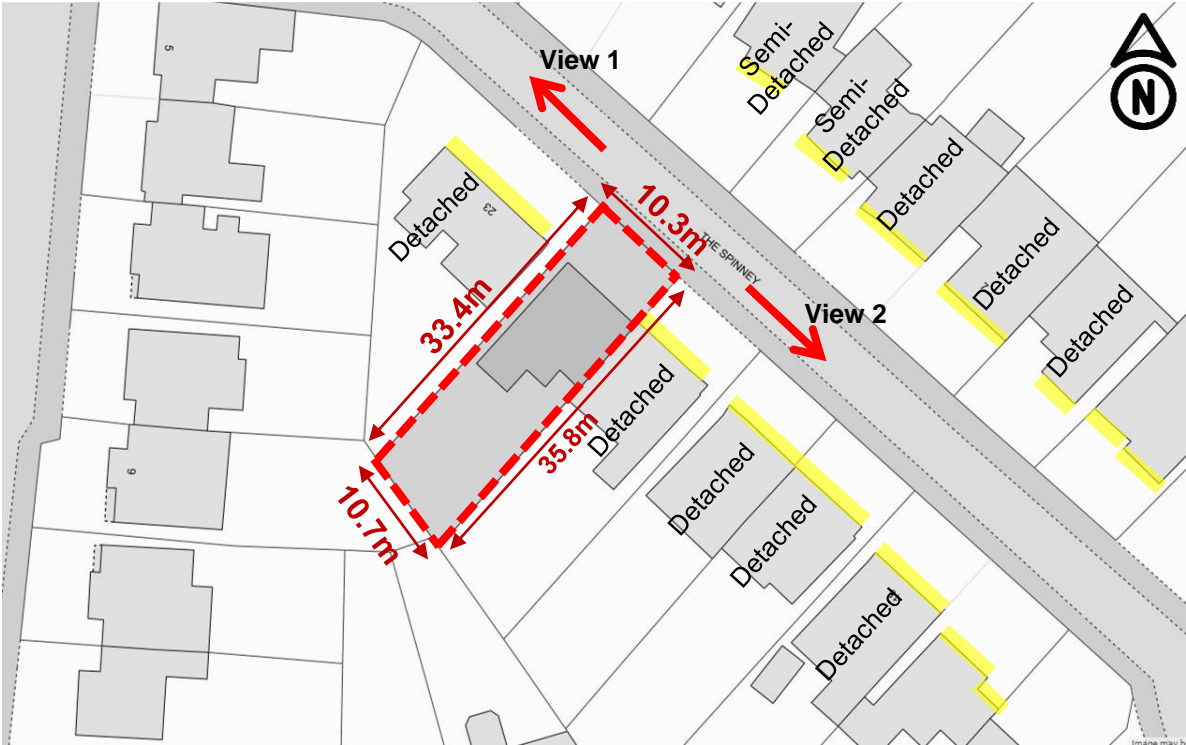
Plot Area ~ 0.088 acres (3833 sqft / 356.1 sqm)
Harrow Council




Population Statistics

Radius	Population	Households
100m	258	91
250m	780	284
500m	2821	1074
750m	5981	2203
1km	10408	3868

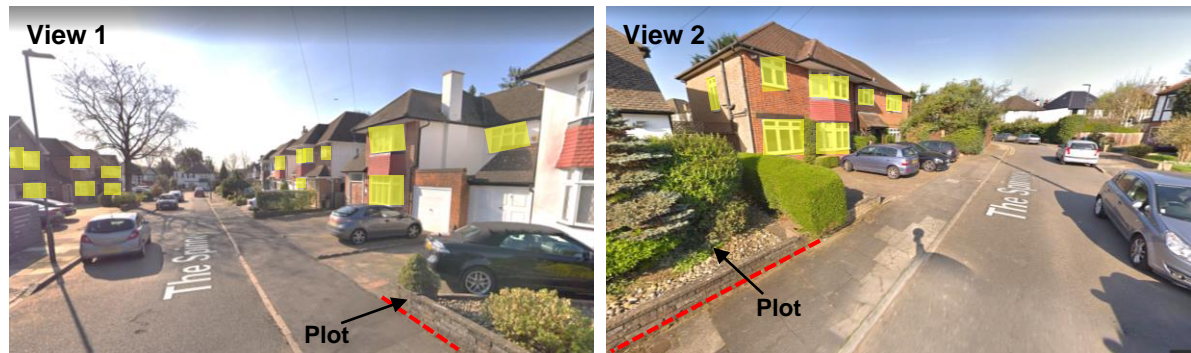


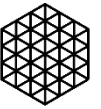
Plot Area Surroundings



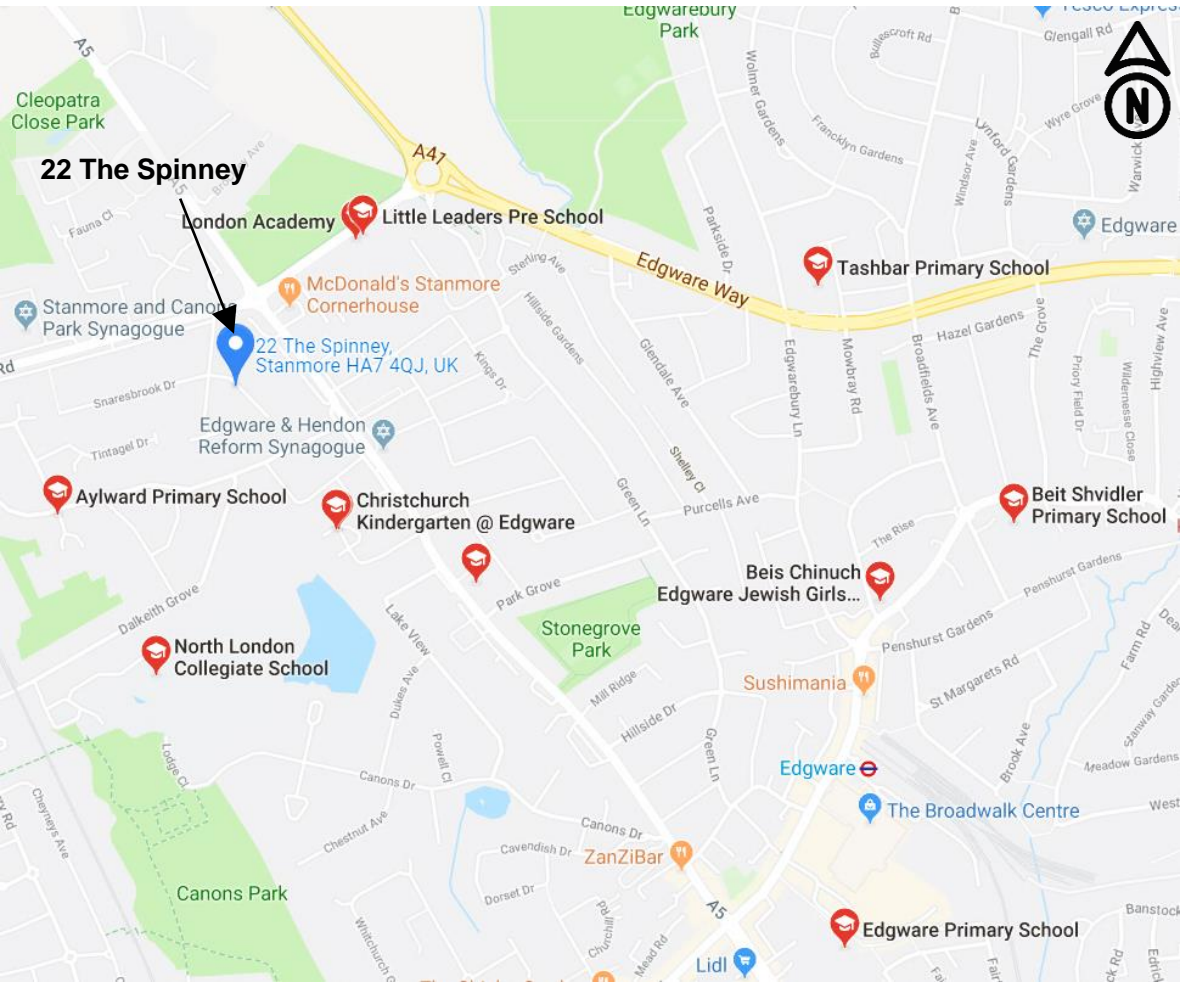
Plot Area	3833 sqft (356.1 sqm)	 Plot Boundary
Building Footprint	957 sqft (89 sqm)	 Existing Building
		 Windows

The property is detached and most of the buildings on this road have two storeys





Facilities Nearby



The map above shows nearby school locations, for more information click the links below



[Train Stations](#)

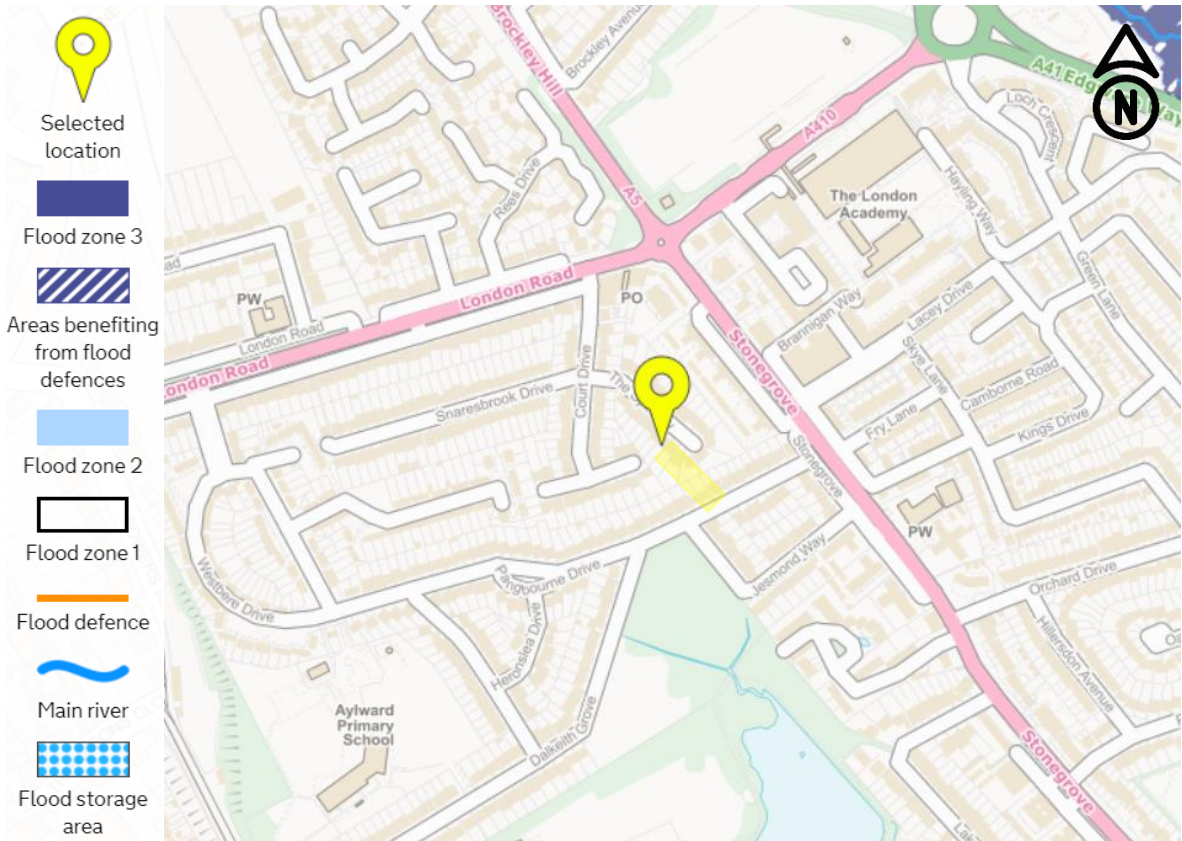


[Bus Stops](#)



[Schools](#)

Planning Constraints



Flooding

The plot location does not come in flood zone

Environmental

Not in Greenbelt or AONB (Area of Outstanding Natural Beauty)

Conservation Area

Not in conservation area

Trees which effect development

None

Planning History

No history

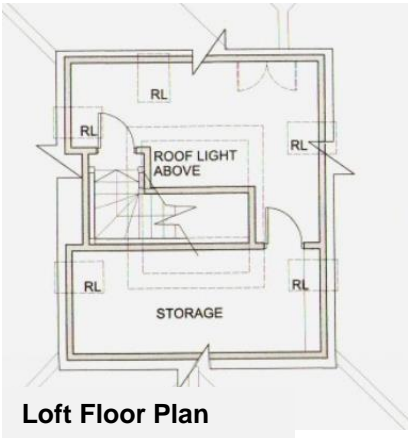
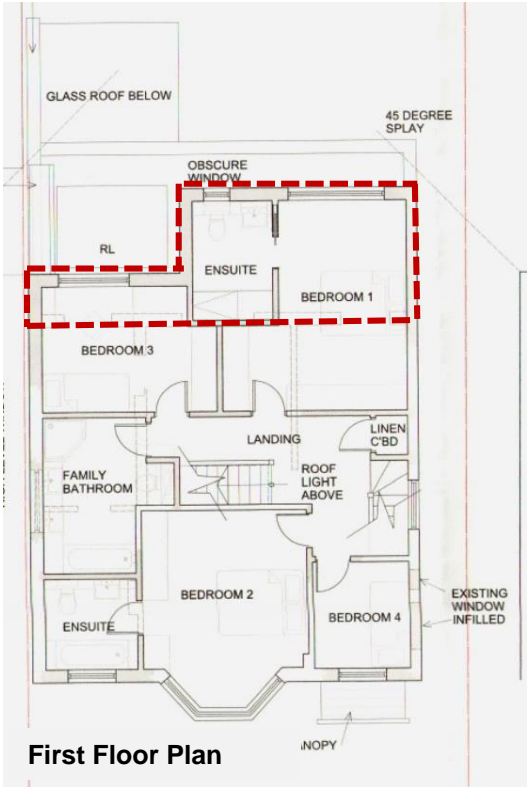
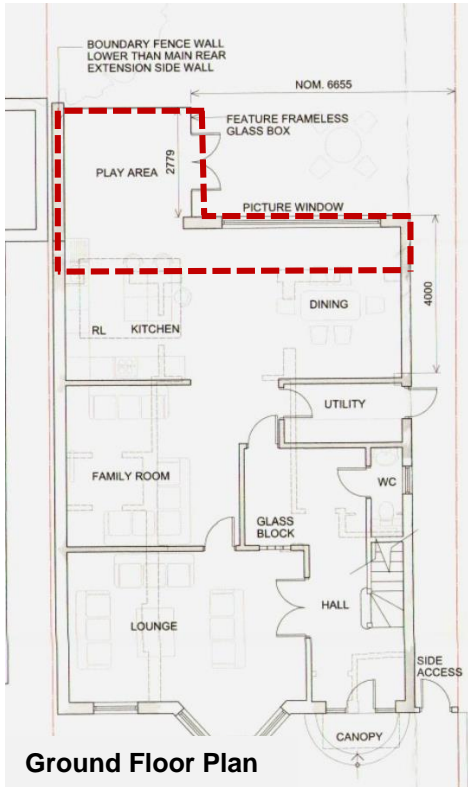
[Please click here and copy the reference \(number only\) onto the Planning Application Search Bar](#)

S.No.	Address	Description	Decision Date	Link to Application
1	3 The Spinney, Stanmore HA7 4QJ	Granted Single Storey Rear Extension; First Floor Side Extension; Part Conversion Of Garage To Room; Front Entrance Canopy; Patio And Steps At Rear; External Alterations	11/12/2018	P/3090/18



— — — Extension

2	18 The Spinney, Stanmore HA7 4QJ	Granted Single and two storey rear extensions involving alterations to roof profile; conversion of garage to a habitable room; canopy to front entrance; external alterations; rooflights in side and rear roofslopes (revised)	13/09/2011	P/2548/11
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--- Extension

Extension Design Guidelines

Side Extensions

Side extensions have considerable potential to cause harm both to the amenity of adjacent residents and character of the street scene. In order to avoid such negative impacts, proposed side extensions should reflect the pattern of development in the street scene. The visual impact of side extensions, particularly first floor and two storey, will be assessed against the pattern of development in the immediate locality, and the potential to dominate the appearance of the street scene. Corner sites, wedge-shaped sites, and sites that provide significant space and open character are particularly important and the Council will seek to protect these features from inappropriately designed householder development.

First Floor or Two Storey Side Extensions

A pitched roof should be provided to respect the form of the original roof. A hipped rather than a gabled roof is preferable:

- to reduce roof bulk
- to prevent a 'terracing' effect on detached and semi-detached properties.

Exceptions would depend on site considerations and the potential impact on the amenity of neighbours and the street scene. 45 Design and Layout Guidance for Householder Development 6 Harrow Residential Design Guide SPD

Where a two storey side extension would project rearward of the main rear wall of the adjacent property, the rear element will be assessed against the guidance for two storey rear extension.

Detached and Semi-Detached Houses

The minimum requirements are a set-back of the first floor front wall by at least 1 metre behind the adjacent front corner of the front elevation, and a subordinate pitched roof. A different, or no, set-back may be justified in the following circumstances:

- a variation in the building line and Either
- a separation distance of at least 1 metre between the flank wall of the extension and the boundary

- a permanent open area of at least 1 metre width adjacent to the boundary

Rear Extension

All roofs should be designed to reflect the character of the dwelling house and those adjoining to provide a satisfactory appearance. The height of any first floor or two storey extension should not exceed the height of the highest part of the roof of the existing dwelling house.

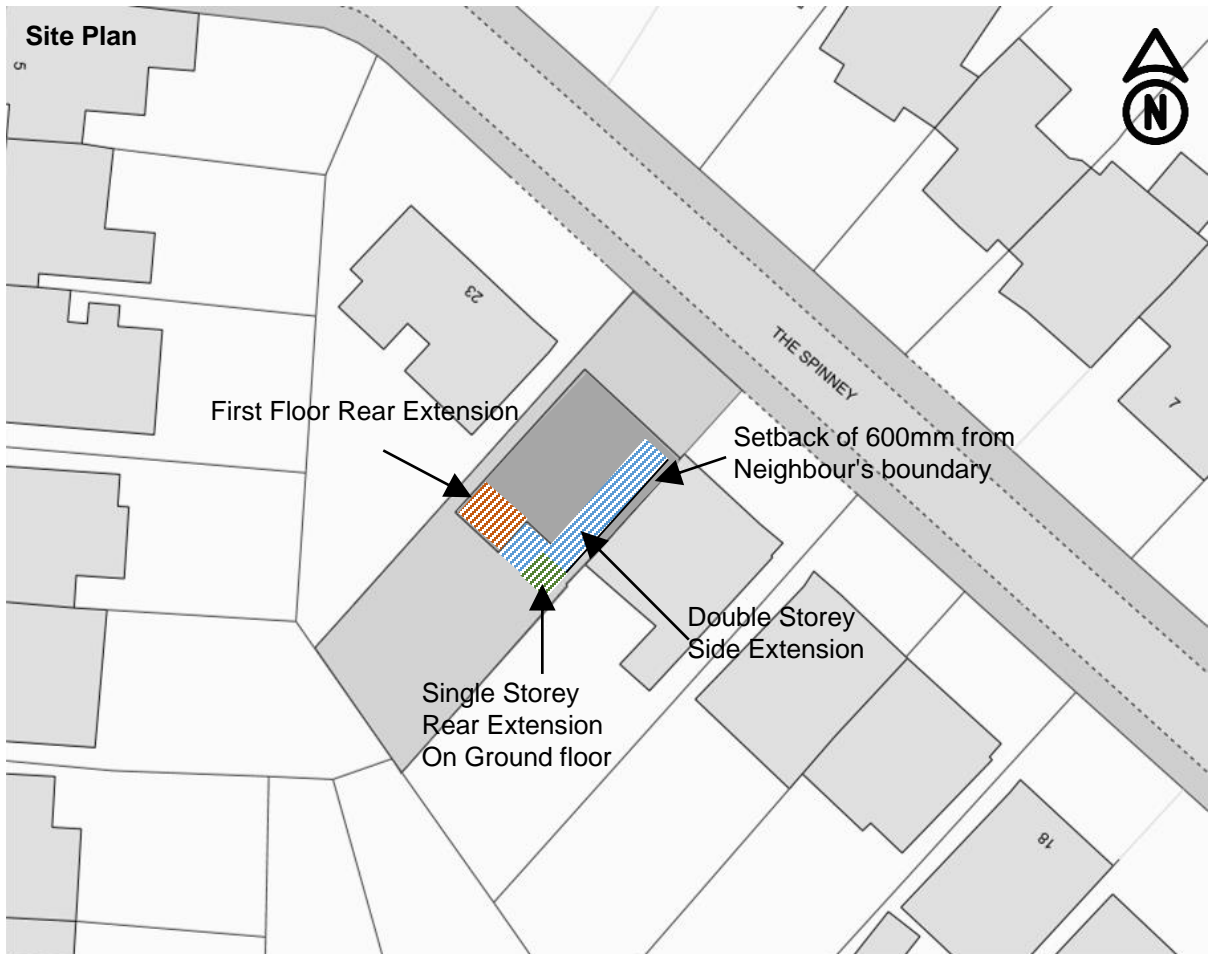
In general there is no potential for first floor or two storey rear extensions on mid-terraced properties because of the adverse impacts on adjacent properties and their gardens. Extensions on end of terrace properties will be considered against the criteria for semi-detached properties. Two storey or first floor rear extensions abutting a side boundary have considerable potential for detrimental impact on the amenity of neighboring properties because of the excessive bulk and loss of light.

Where such extensions need planning permission, they must always comply with the 45 Degree Code and will also be assessed against the relevant site considerations, in particular:

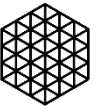
- the orientation of the houses - siting south or west of the neighbor would normally be unacceptable
- the extent to which the proposal would rely for its setting on the garden of the adjoining house
- the location of the adjacent house and any existing extensions or other buildings at that property
- the use of the adjacent rear garden

[Click here for Local Council Rules and Regulations](#)

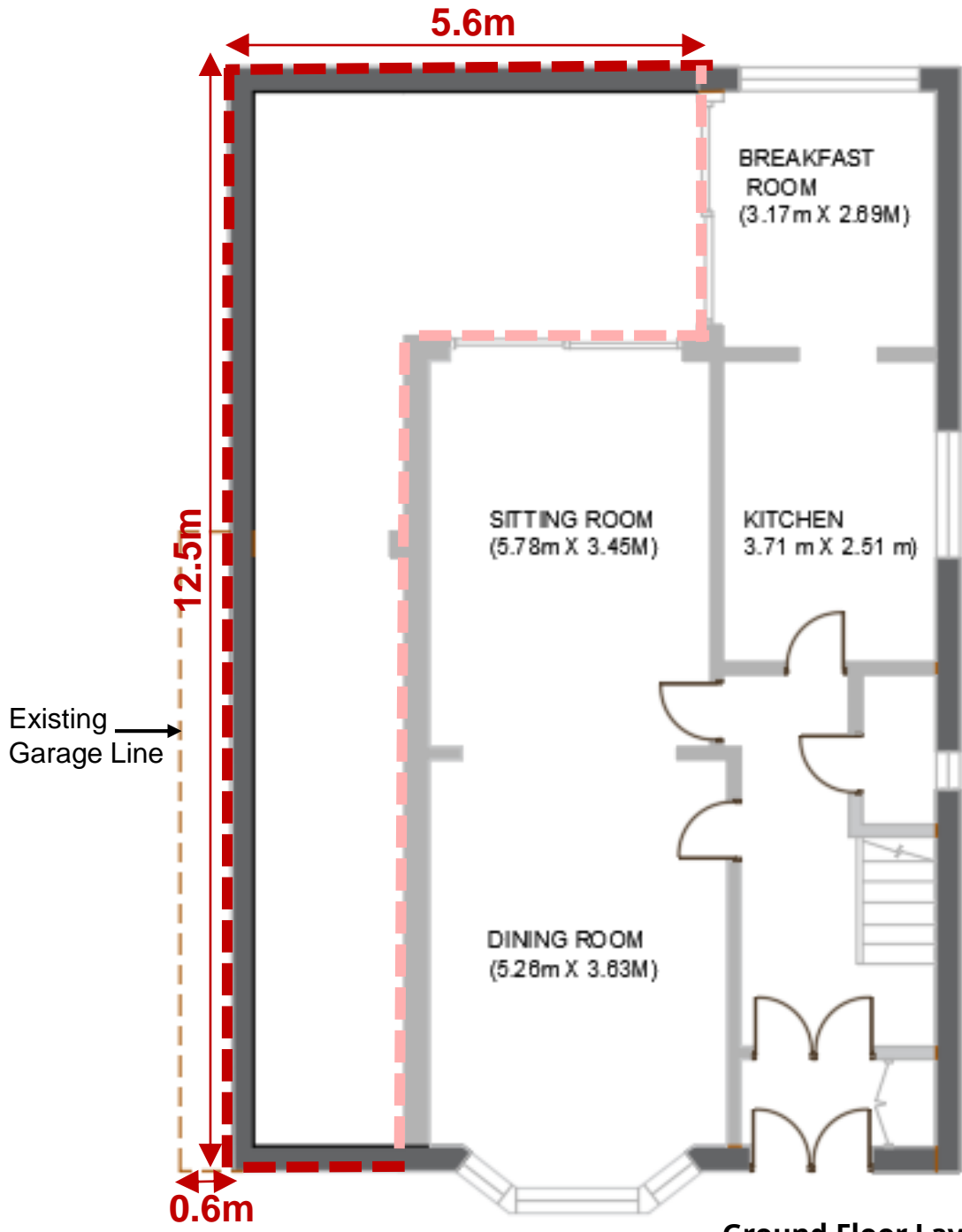
Feasibility of Extension



Loft Extension: There is potential for further extension in the loft space as well



Your New Space

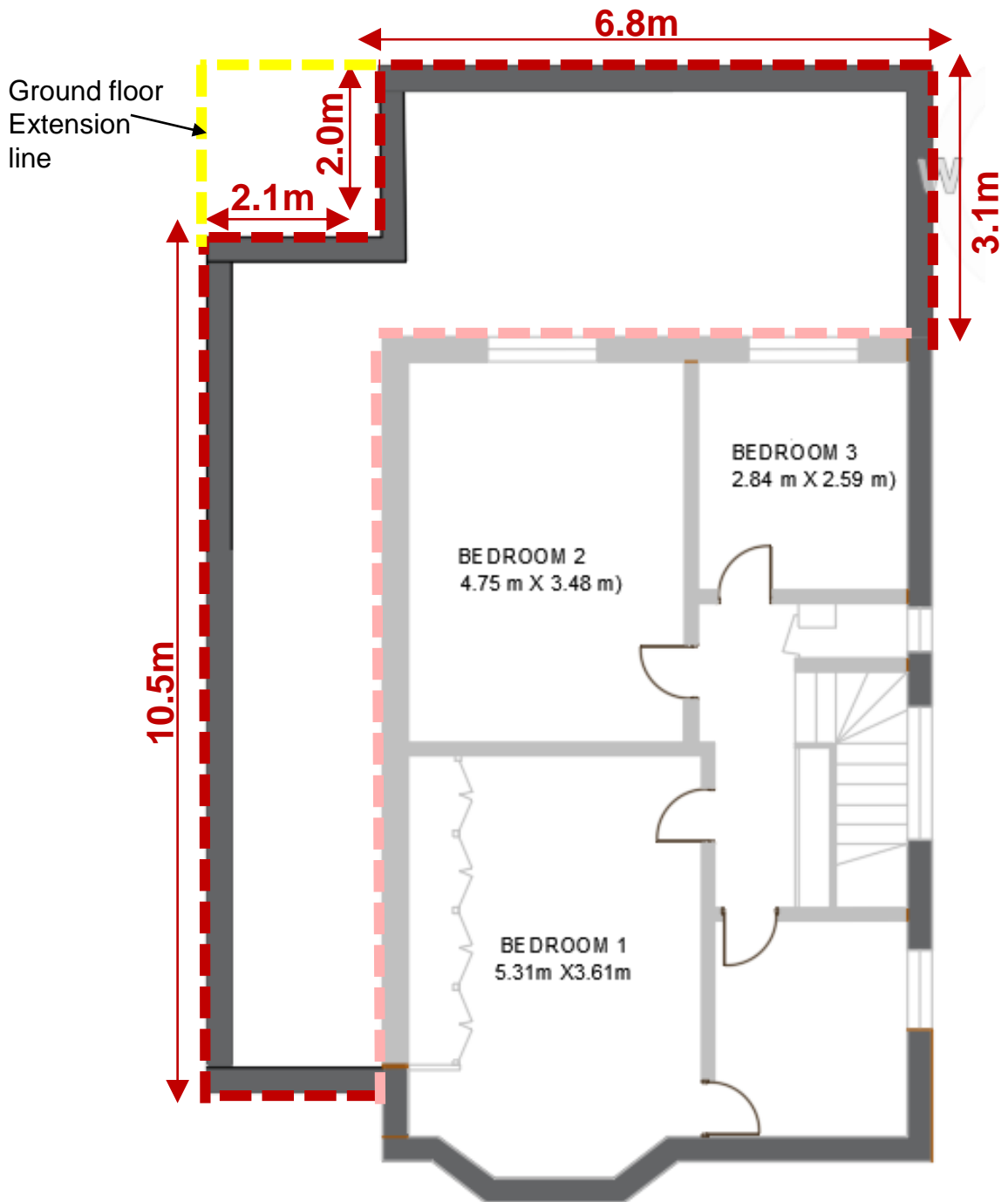


Ground Floor Layout




- External Walls
- Internal Walls
- Extension Boundary

Please print out this template so you may sketch up your ideal layout





First Floor Layout

-  External Walls
-  Internal Walls
-  Extension Boundary

Please print out this template so you may sketch up your ideal layout



Precedent



EAST/240/02/FUL

16A The Spinney Stanmore HA7 4QJ

Inference



Double Storey Side Extension and First Floor Rear Extension is feasible, this falls under permitted development subjected to the Neighbour Consultation Scheme

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