



Mr Vishal Patel
V-Design Cad Services Ltd.
62 Station Approach
Ruislip
HA4 6SA

Application Ref: 28415/APP/2019/715

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

Erection of a single storey rear extension and conversion of single dwelling into 1 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space, involving demolition of existing outbuilding

Location of development: 76 Lansbury Drive Hayes

Date of application: 15 March 2019

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 20 February 2020

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 28415/APP/2019/715

SCHEDULE OF CONDITIONS

- 1 · The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

- 2 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL-01, PL-02 Rev. A, PL-04 Rev. A and PL-05 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2016).

- 3 · The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

SCHEDULE OF CONDITIONS

- 4 . Prior to occupation, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
 2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage for 2 cycles
 - 2.c Means of enclosure/boundary treatments
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 3. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and Policy 5.17 (refuse storage) of the London Plan (2016).

INFORMATIVES:

- 1 . The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 . The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.H1	(2012) Housing Growth

Part 2 Policies

DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space

SCHEDULE OF CONDITIONS

DMHD 1	Alterations and Extensions to Residential Dwellings
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 28415/APP/2019/715

SCHEDULE OF PLANS

Design and Access Statement - received 28 Feb 2019

PL-01 - received 13 Mar 2019

PL-02 Rev. A - received 13 Mar 2019

PL-03 - received 13 Mar 2019

PL-04 Rev. A - received 13 Mar 2019

PL-05 - received 13 Mar 2019

PL-06 - received 13 Mar 2019

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received ☐
2. Application complies with all relevant planning policies and is acceptable on planning grounds ☐
3. There is no Committee resolution for the enforcement action ☐
4. There is no effect on listed buildings or their settings ☐
5. The site is not in the Green Belt (but see 11 below) ☐

REFUSAL RECOMMENDED: GENERAL

6. Application is contrary to relevant planning policies/standards ☐
7. No petition of 20 or more signatures has been received ☐
8. Application has not been supported independently by a person/s ☐
9. The site is not in Green Belt (but see 11 below) ☐

RESIDENTIAL DEVELOPMENT

10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha ☐
11. Householder application in the Green Belt ☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses ☐
13. Refusal of change of use from retail class A1 to any other use ☐
14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. ☐

CERTIFICATE OF LAWFULNESS

15. Certificate of Lawfulness (for proposed use or Development) ☐
16. Certificate of Lawfulness (for existing use or Development) ☐
17. Certificate of Appropriate Alternative Development ☐

CERTIFICATE OF LAWFULNESS

18. ADVERTISEMENT CONSENT (excluding Hoardings) ☐
19. PRIOR APPROVAL APPLICATION ☐
20. OUT-OF-BOROUGH OBSERVATIONS ☐
21. CIRCULAR 18/84 APPLICATION ☐
22. CORPSEWOOD COVENANT APPLICATION ☐
23. APPROVAL OF DETAILS ☐
24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval ☐
25. WORKS TO TREES ☐
26. OTHER (please specify) ☐

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address 76 LANSBURY DRIVE HAYES

Development: Erection of a single storey rear extension and conversion of single dwelling into 1 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space, involving demolition of existing outbuilding

LBH Ref Nos: **28415/APP/2019/715**

Drawing Nos: Design and Access Statement
 PL-01
 PL-02 Rev. A
 PL-03
 PL-04 Rev. A
 PL-05
 PL-06

Date Plans received : 15/03/2019

Date(s) of Amendment(s):

Date Application Valid: 15/03/2019

1. **SUMMARY**

The application seeks planning permission for the erection of a single storey rear extension to allow for conversion of existing dwelling into 1 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space. The scheme relies on the habitable accommodation contained within the converted loft space which has been carried out as permitted development. Whilst the Council has confirmed through the issue of two separate certificates of lawful development, that the proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the property does not benefit from permitted development rights in view of there being an enforcement notice served on the property (which related to the outbuilding), further legal advice received means that it is now accepted that as the enforcement notice did not relate directly to the works the roof extensions are permitted development. The proposed rear extension is minor and the conversion to flats complies with the council's policies and standards. Accordingly the application is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL-01, PL-02 Rev. A, PL-04 Rev. A and PL-05 and shall thereafter be retained/maintained for as long as the

development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2016).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4 RES9 Landscaping (car parking & refuse/cycle storage)

Prior to occupation, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage for 2 cycles
- 2.c Means of enclosure/boundary treatments
- 2.e Hard Surfacing Materials
- 2.f External Lighting

3. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and Policy 5.17 (refuse storage) of the London Plan (2016).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises of an end terraced two storey dwelling located on the south eastern side of Lansbury Drive which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The property has been extended to the rear by way of a single storey rear extension projecting 3.6m. A loft conversion has been carried out without the benefit of planning permission to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end. However, this has been done as permitted development. A detached outbuilding has been erected along the rear boundary.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey rear extension and conversion of single dwelling into 1 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space.

3.3 Relevant Planning History

28415/APP/2015/889 76 Lansbury Drive Hayes

Conversion of detached outbuilding to rear to self contained studio flat with associated amenity space (Retrospective)

Decision: 03-06-2015 Refused

28415/APP/2018/1609 76 Lansbury Drive Hayes

Conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 04-07-2018 Refused

28415/APP/2019/615 76 Lansbury Drive Hayes

Conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 16-04-2019 Refused

Comment on Planning History

planning permission was refused under application reference 28415/APP/2015/88 for the conversion of the detached outbuilding to rear to self contained studio flat with associated amenity space (Retrospective). An enforcement notice was served under reference ENF/8148 with regard to the use of the outbuilding within the rear garden. It is noted that the enforcement notice is recorded as being complied with on 2 September 2018. However the enforcement notice remains extant with the land.

Accordingly two applications for certificates of lawful development under references 28415/APP/2019/615 and 28415/APP/2018/1609 for the conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end were refused for the following reason:

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the property does not benefit from permitted development rights in view of there being an enforcement notice served on the property.

However, further legal advice received means that it is now accepted that as the enforcement notice did not relate directly to the works the roof extensions are permitted development.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

7 neighbouring properties were consulted by letter dated 18.3.19 and a site notice was displayed to the front of the site which expired on 17.4.19.

2 letters of objection have been received raising concerns about the retrospective nature of the works, the enforcement history relating to the outbuilding and insufficient car parking on site.

Highways Officer:

This application seeks a single storey rear extension and conversion of the existing

dwelling in order to facilitate 1 x 1-bed and 1 x 2-bed units. Upon reviewing the PTAL rating for the proposed development using the Transport for London WebCAT service, it is indicated that the site has 'moderate' access to public transport with a PTAL rating of 3. It is therefore likely that some dependency will be had on the private car. When considering the quantum of development and location of the site against Hillingdon Council's car parking standards, it is required that 1 car parking space be provided per unit. The required provision has been demonstrated within the submissions and will be accessed via the existing crossover. In accordance with the London plan minimum standards, it is required that 2 secure and covered cycle spaces be provided. The submissions demonstrate 4 cycle spaces thus providing an overprovision of 2. The additional number is welcomed. With regard to bin storage, this appears to be located in excess of the councils refuse drag distance requirements which suggest 15m from where a waste collection vehicle would temporarily stop. However, it is envisaged that occupants simply 'wheel' bins towards the highway in order for collection to proceed. Mindful of the above, I do not have any objections to this application with regard to highway issues.

Landscape Officer:

This site is occupied by a two-storey end of terrace house with a side alley and service road to the rear. There is a large full width outbuilding along the rear boundary and a modest area of back garden. The front garden has been sacrificed to provide hard-standing for off-street parking. There are no TPO's or Conservation Area designations affecting the site.

COMMENT: No trees or other landscape features of merit will be affected by the proposal. The front garden requires tidying/re-organising to provide 25% soft landscape, in accordance with Hillingdon's design guidance. The rear garden should be designed and maintained to provide an attractive, accessible amenity space for use by the future residents.

RECOMMENDATION: No objection subject to the above comments and conditions RES9 (parts 1, 2, 4 and 5).

Access Officer: No Comments

6. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

DMH 4 Residential Conversions and Redevelopment

DMHB 11 Design of New Development

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 3.8	(2016) Housing Choice
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes

In addition:

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that buildings/extensions should not adversely impact daylight and sunlight of adjoining properties and Policy DMHD 1 states that extensions should ensure that a satisfactory relationship with adjoining dwellings is achieved..

The proposed extension does not result in an unacceptable loss of light, outlook or privacy to occupants of adjacent properties. Therefore, it is considered that the proposed development does not constitute an un-neighbourly form of development.

7.2 Impact on Street Scene

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policies DMHB 11 and DMHD 1 require that extensions do not have an adverse cumulative impact on the character, appearance or quality of the existing street scene or wider area

The proposed rear extension is minimal in size and would not have a negative impact upon the visual amenity of the site and the surrounding area.

7.3 Traffic Impact/Pedestrian Safety

Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy DMT 6 seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

Upon reviewing the PTAL rating for the proposed development using the Transport for London WebCAT service, it is indicated that the site has 'moderate' access to public transport with a PTAL rating of 3. It is therefore likely that some dependency will be had on the private car. The submitted plans indicate the provision of a single parking space serving each flat on the frontage and the provision of secure cycle storage to the rear. The proposed parking and cycle storage layout is considered acceptable in accordance with Policies DMT 2 and DMT 6 of the Local Plan.

7.4 Carparking & Layout

See above.

7.5 Urban Design, Access and Security Considerations

Covered above.

7.6 Other Issues

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor

alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A two bedroom (3 person) flat is required to provide an internal floor area of 61m² and a one bedroom, two storey (2 person) dwelling is required to provide 58m² of internal floor area. With floor areas of 62m² and 74m² respectively, the proposed flats meet the minimum internal floor area standards in accordance with the London Plan. Furthermore the habitable rooms would enjoy a satisfactory outlook in accordance with the requirements of Policy 3.5 of the London Plan (2016).

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that developments will be required to provide good quality and useable private outdoor amenity space and that amenity space should be provided in accordance with the standards set out in Table 5.2. The submitted plans indicate that the outbuilding would be removed and each flat would achieve a private area of external amenity space measuring over 40 square metres, which meets the requirements set out in Table 5.2. The rear amenity space would require side gate access from the foot way which runs along the side of the garden. The proposal is considered acceptable in accordance with Policy DMHB 18 of the Local Plan.

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Technical Housing Standards - Nationally Described Space Standard
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230

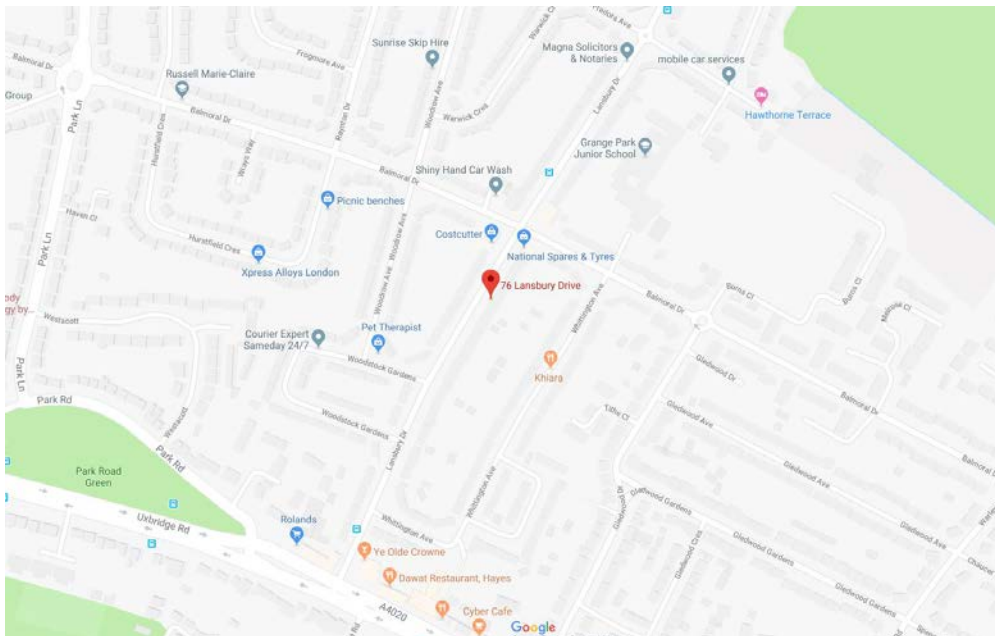
76 Lansbury Drive

Hayes

UB4 8SD

Design and Access Statement in Support of a Planning Application

Existing single dwelling house convert into 1X2bed and
1X1Bed flats with parking and garden.



February 2019

DESIGN AND ACCESS STATEMENT

Site Assessment

The site is on the Pear Tree Avenue end of terrace residential parade.

The site is located towards the middle of the residential parade.

Planning History

There is Planning history related to this application.

Planning Ref: 28415/APP/2018/1609 Lawful Certificate for Part Hip to gable loft conversion with rear dormer has been refused due to enforcement notice for outbuilding. There was a miscommunication with Planning department and enforcement department. Enforcement notice was revoked before application was submitted. New lawful application has been submitted.

There is several example of relevant planning application has been granted in Hillingdon Council.

Existing Use

Existing use of property is residential 6 Habitable rooms house.

Access

Access of the property is from Lansbury Drive. There will be 2 car parking spaces provided front of the property. 4Nos cycle space and bin store on rear side of the property.

Proposed Layout of Flats

There will be a ground floor 2-bed flats and 1-bed on First and Loft floor.

Building Design

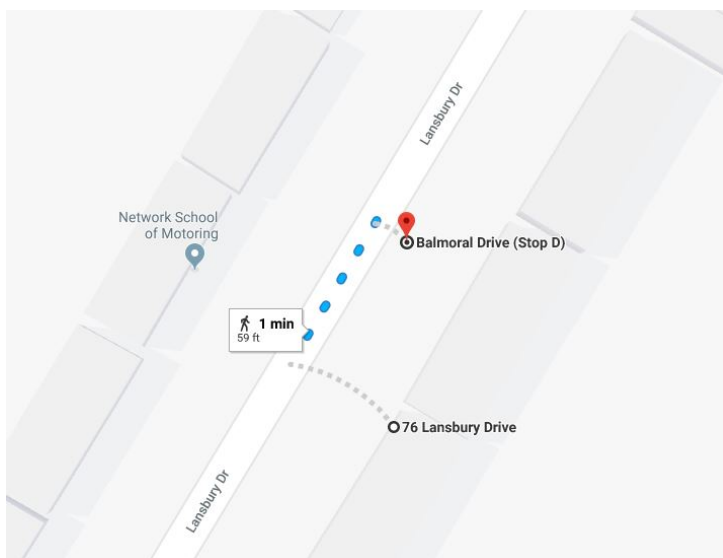
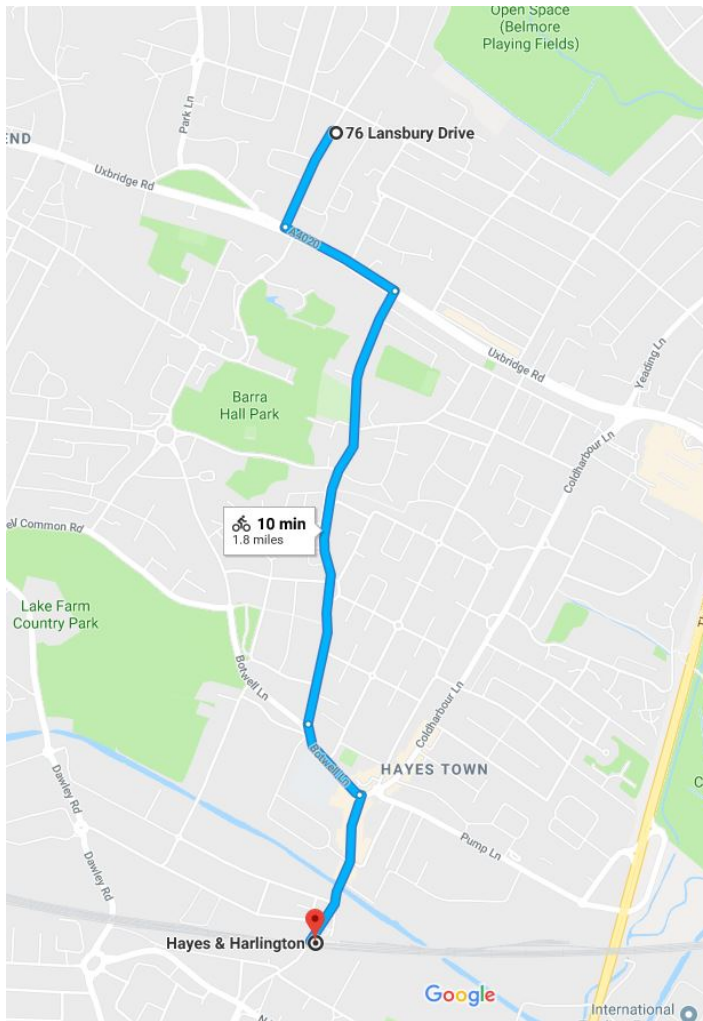
There will be proposed minor single storey rear extension to accommodate minimum space standard to flats with compliance with Hillingdon residential extension guideline.

The proposed flats are to be similar including a kitchen/living area on front part of the property bathroom and bedroom will be rear part of the property. The size of the habitable areas are satisfactory and policy compliant.

Amenity Space

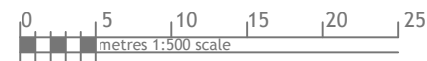
The proposal provides ground floor garden access directly from flat. First floor flat will get access from side of the property. However given this near town centre/high street location and relatively close proximity of Public Park, and the other recreation areas and the public transport links.

There will be 2nos car parking space to provide and 4nos secure bike storage and bin storage to side of the property.





Block Plan

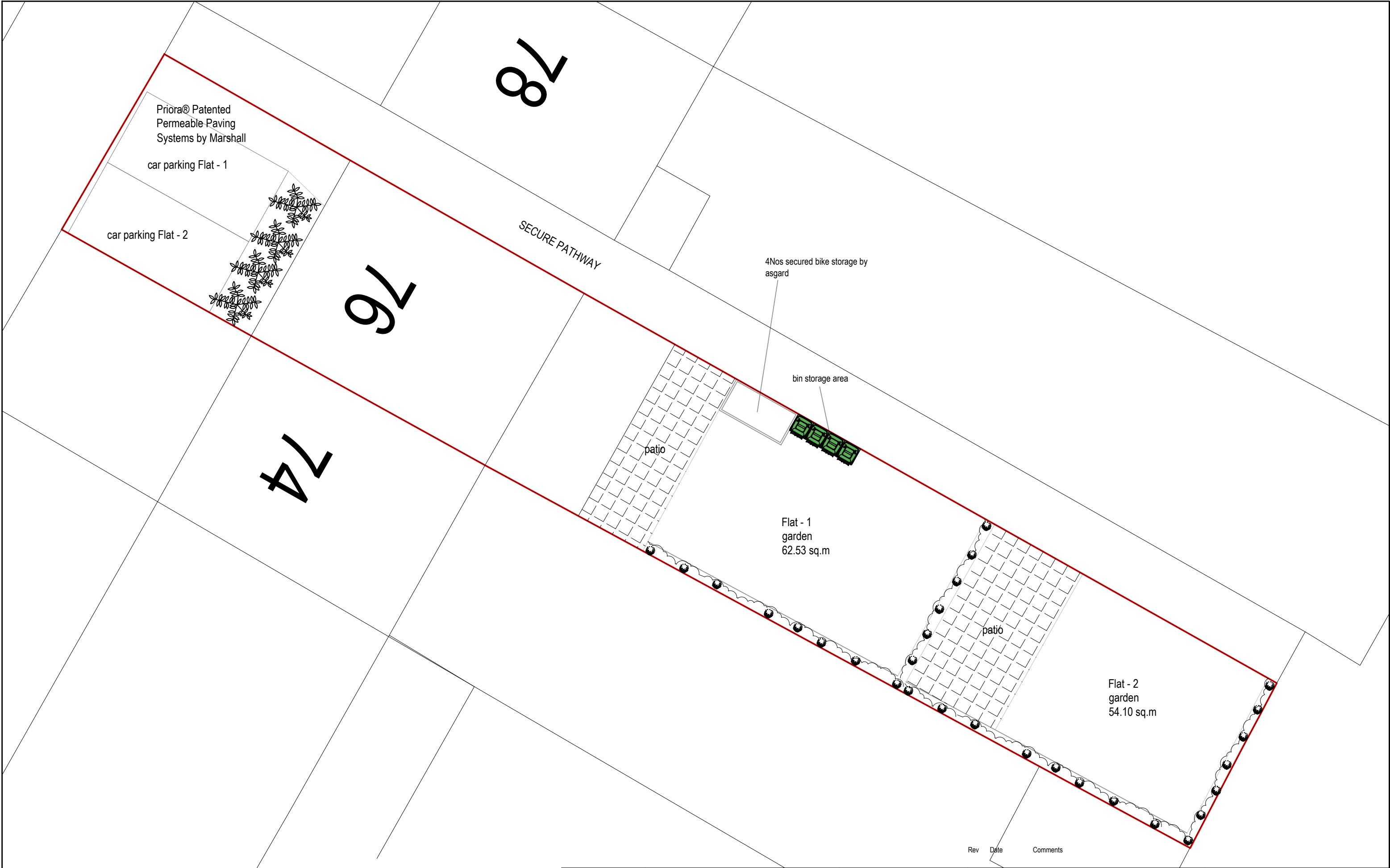


Site Location

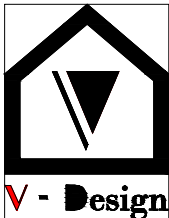


Rev Date Comments

 V - Design	Dimensions to be verified on site DO NOT SCALE FROM THIS DRAWING. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.	Site Address:	Title:				Drawn By:	VP
	This drawing is the property of V-DESIGN CAD Services Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorized person, either wholly or in part without the consent in writing of V-DESIGN CAD Services Ltd	76, Lansbury Drive Hayes UB4 8SD	Block & Location Plans		Job Ref:		18034	
	Email: vishal.p@vdesigncad.co.uk Mobile: 07971083395	Scale:	1:500,1:1250	Paper Size:	A3	Date:	Jan 2019	
						Drawing No.	PL - 06	



Rev Date Comments



Dimensions to be verified on site
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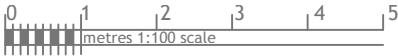
Email: vishal.p@vdesigncad.co.uk Mobile: 07971083395

Site Address:

76, Lansbury Drive
Hayes
UB4 8SD

Title:

Proposed Site Plan



Scale:

1:100

Paper Size:

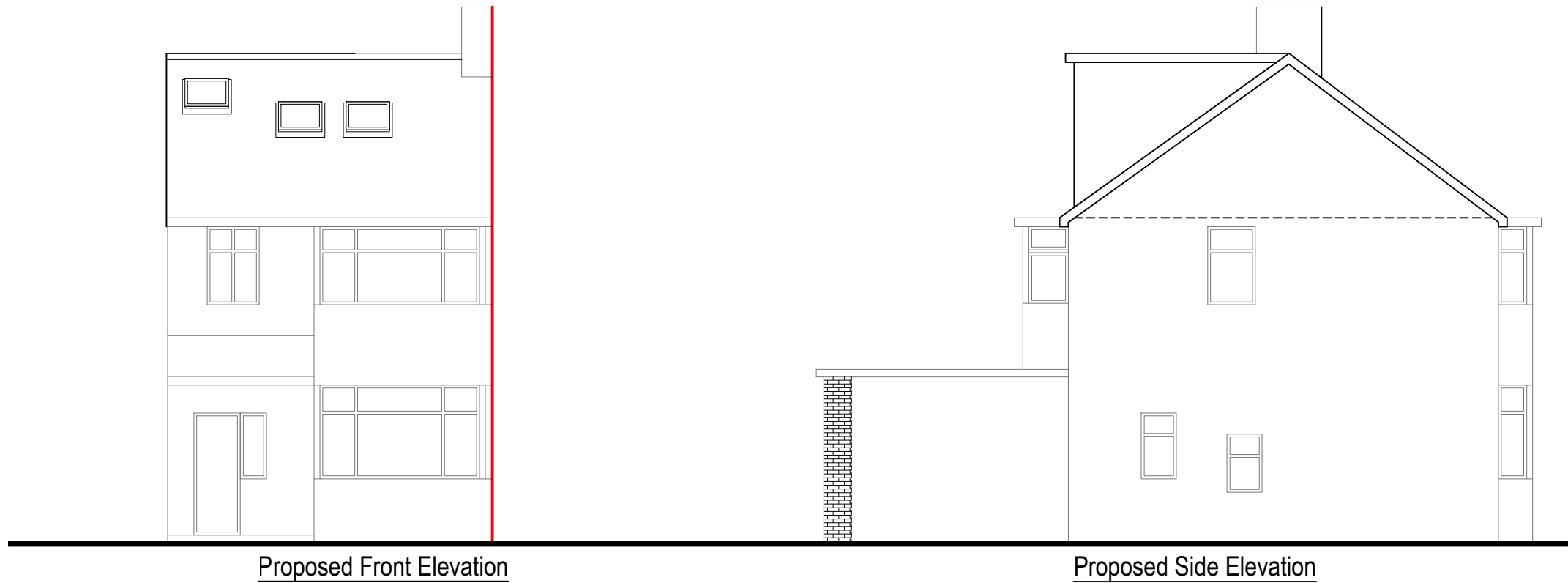
A3

Drawn By: VP

Job Ref: 18034

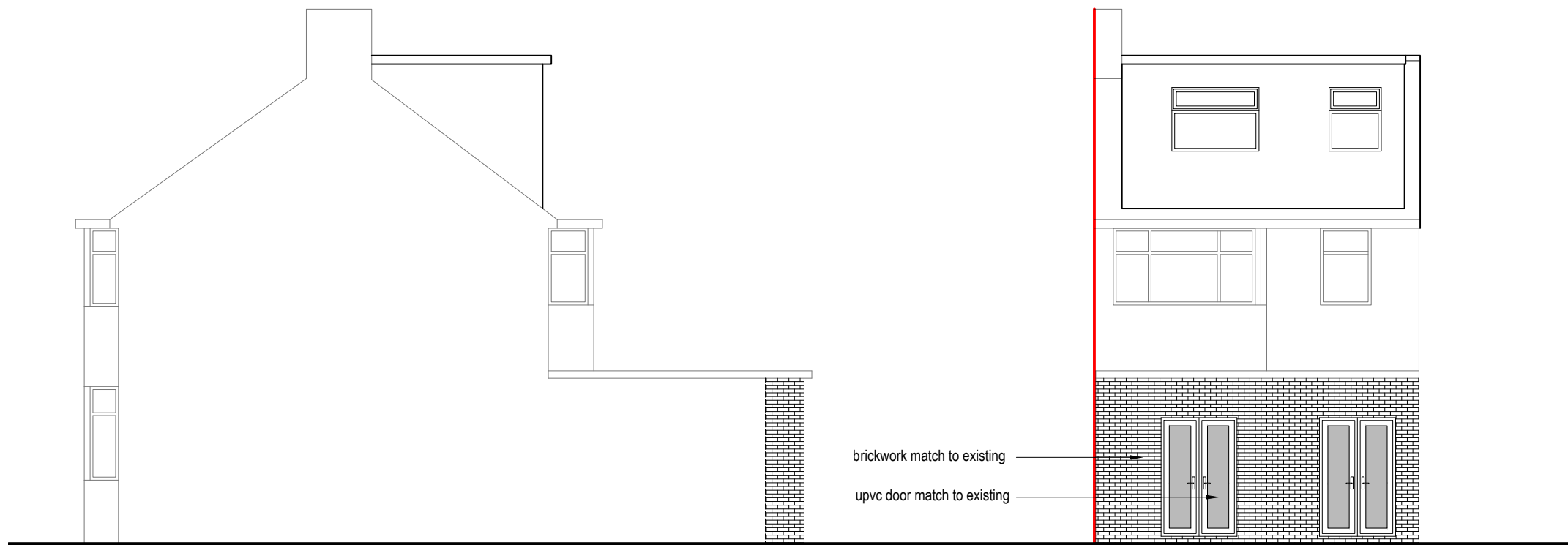
Date: Jan 2019

Drawing No. PL - 05



Proposed Front Elevation

Proposed Side Elevation

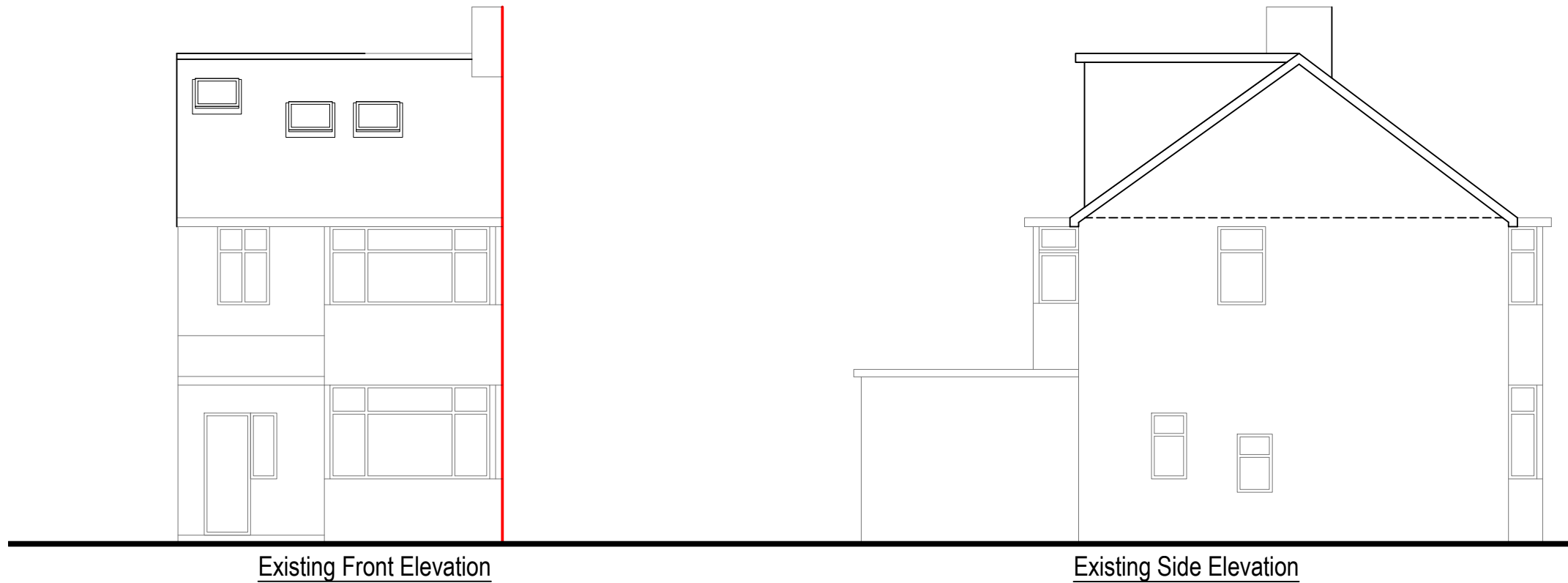


Proposed Side Elevation

Proposed Rear Elevation

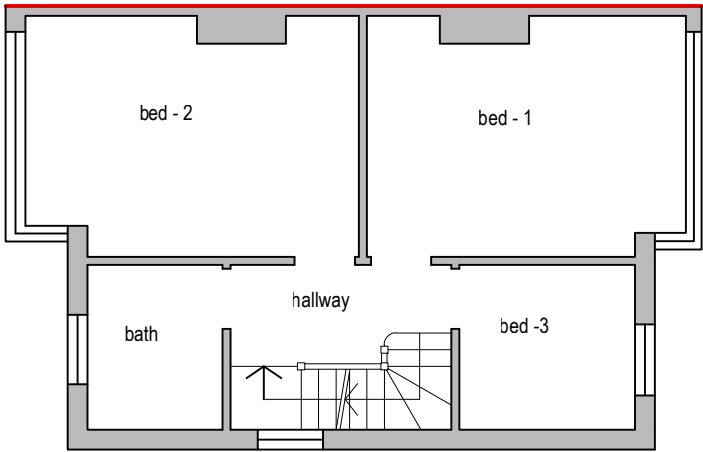
Rev	Date	Comments
A	13/03/19	label amended to proposed

 V - Design	Dimensions to be verified on site DO NOT SCALE FROM THIS DRAWING. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.	Site Address:	Title:				Drawn By:	VP
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							Date:	Jan 2019
			Email: vishal.p@vdesigncad.co.uk Mobile: 07971083395	Scale:	1:100	Paper Size:	A3	Drawing No.

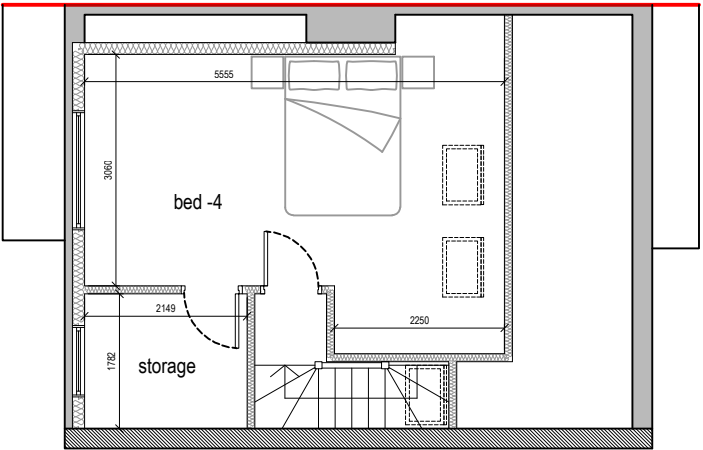
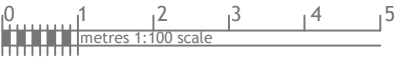


Rev Date Comments

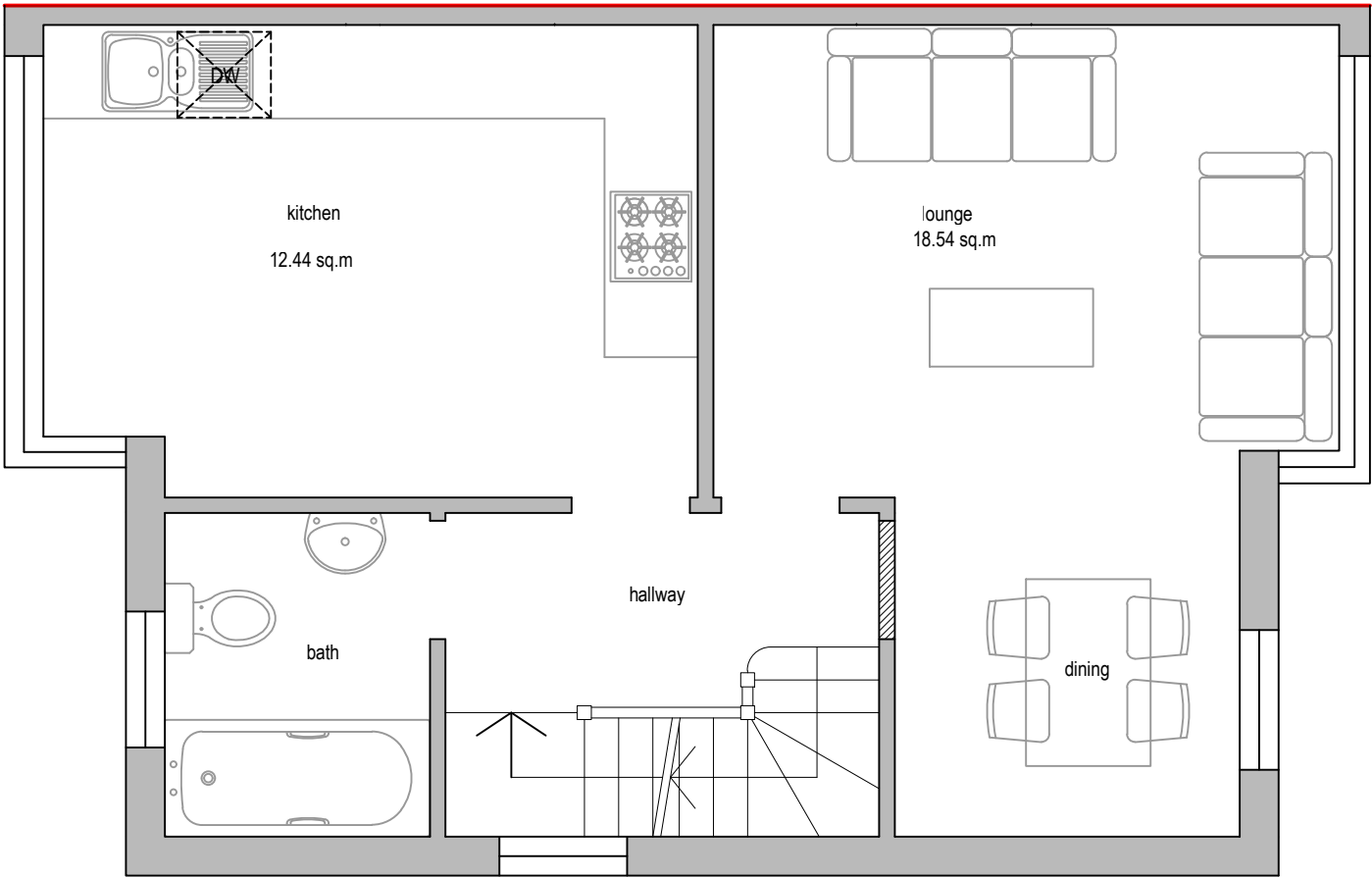
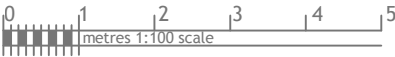
 V - Design	Dimensions to be verified on site DO NOT SCALE FROM THIS DRAWING. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.	Site Address:	Title:			Drawn By:	VP
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	Email: vishal.p@vdesigncad.co.uk Mobile: 07971083395		Scale:	1:100	Paper Size:	A3	Date:
						Drawing No.	PL - 03



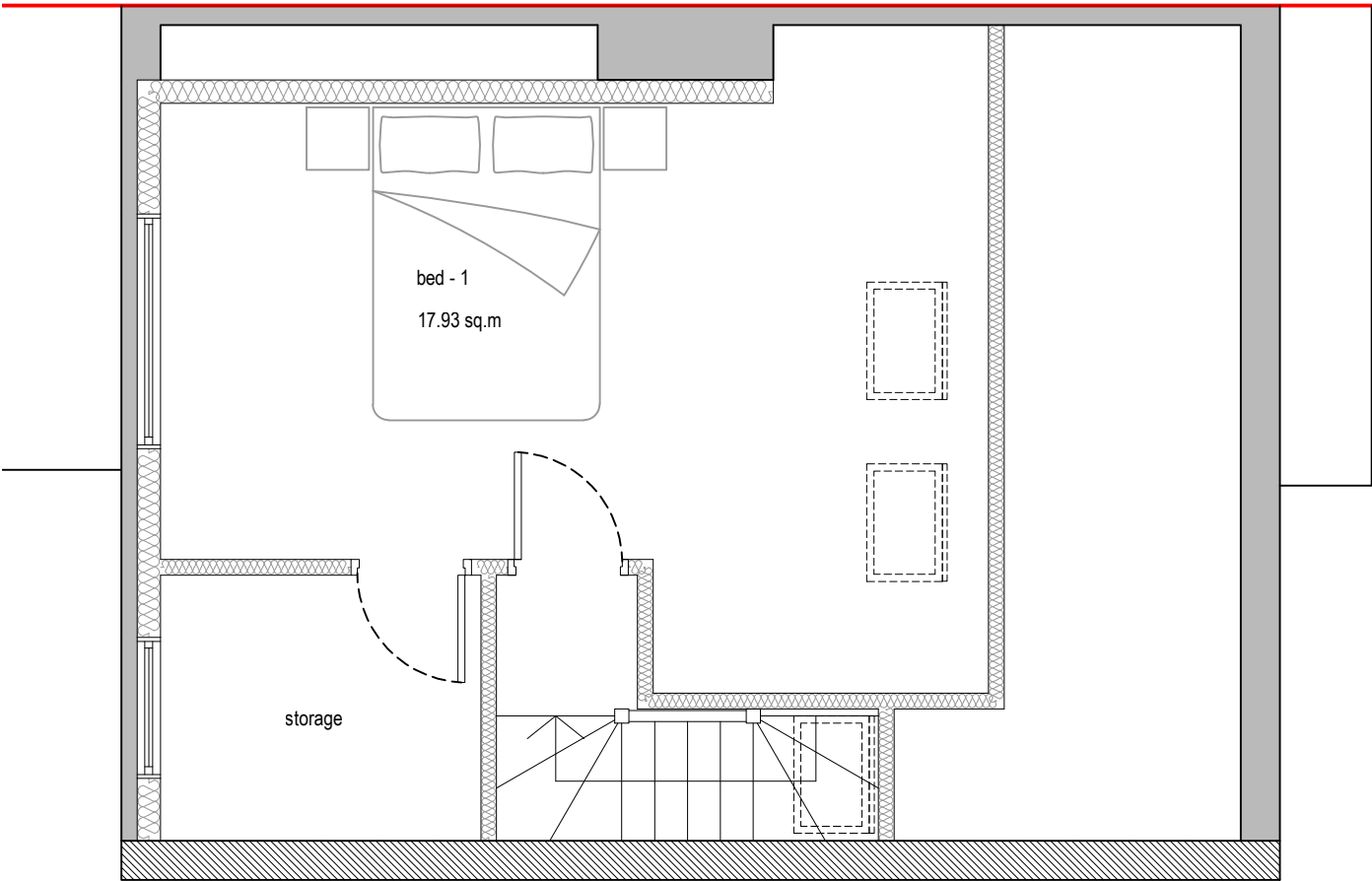
Existing First Floor Plan



Existing Loft Plan



Proposed First Floor Plan



Proposed Loft Plan



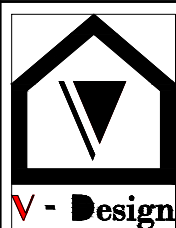
Net Internal Areas

Flat - 1 Ground Floor:

Total Proposed NIA is 62.08 sq.m accommodating three people in the 2-bed flat

Flat - 2 First/Loft Floor:

Total Proposed NIA is 71.35 sq.m accommodating two people in the 1-bed flat



Dimensions to be verified on site
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Email: vishal.p@vdesigncad.co.uk Mobile: 07971083395

Site Address:

76, Lansbury Drive
Hayes
UB4 8SD

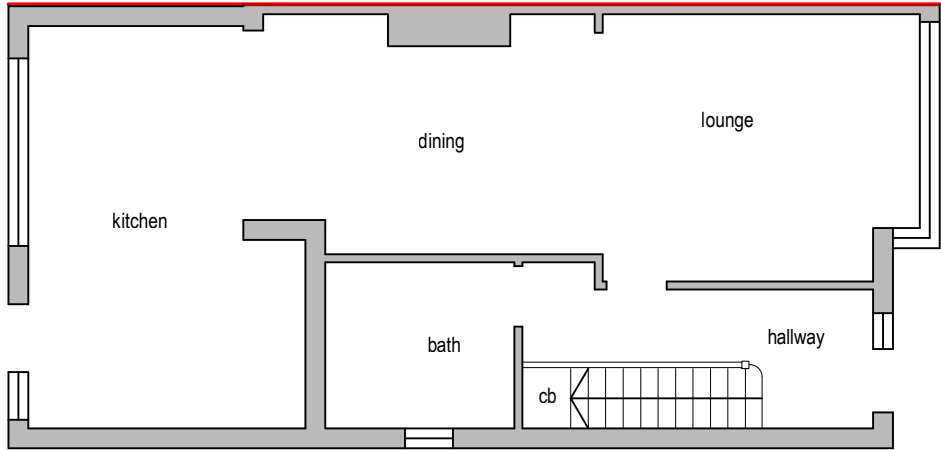
Rev	Date	Comments
A	13/03/19	existing loft drawing added

Title:

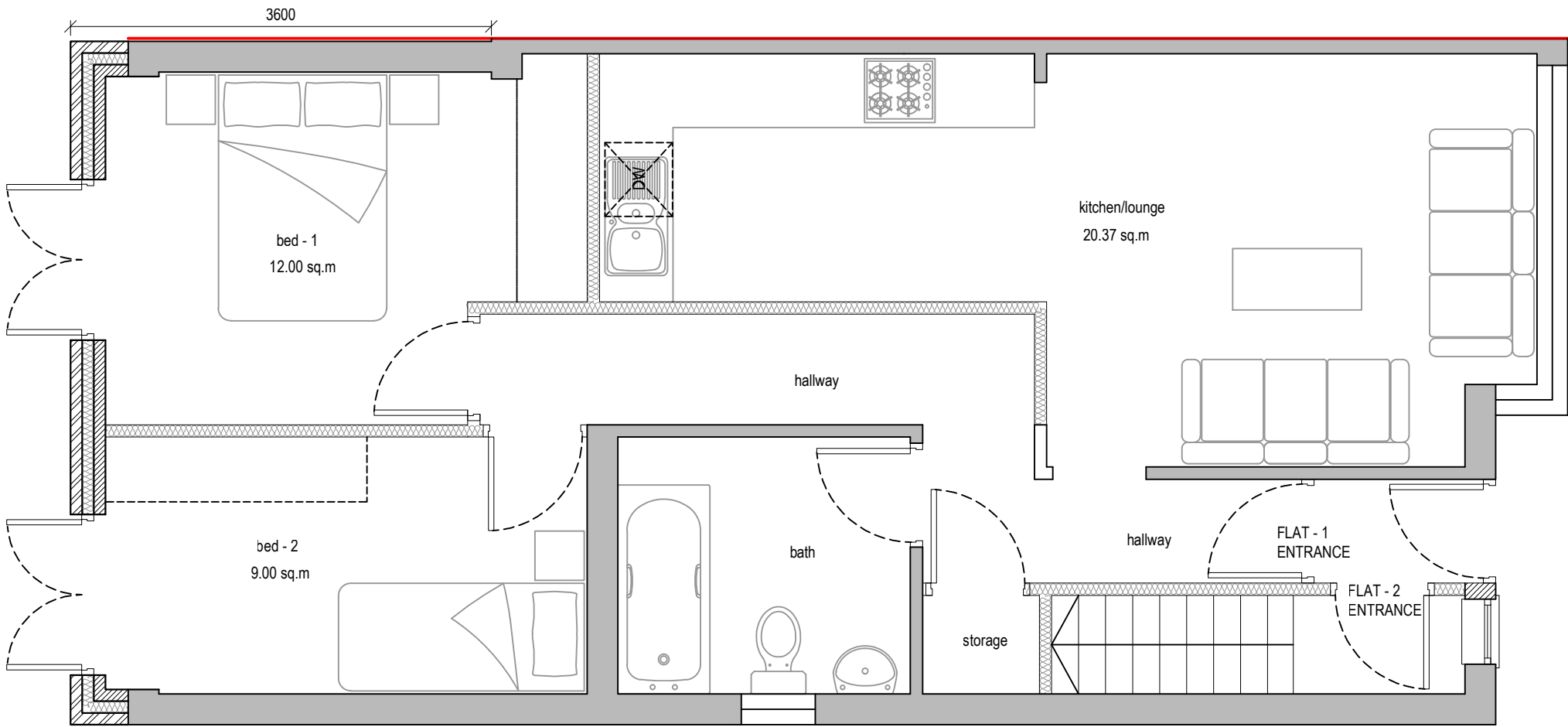
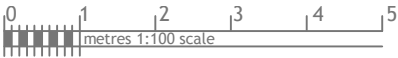
Existing & Proposed First Floor Plans
Proposed Loft Plan

Scale:	1:50,1:100	Paper Size:	A3
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Drawn By:	VP
Job Ref:	18034
Date:	Jan 2019
Drawing No.	PL - 02 REV A



Existing Ground Floor Plan



Net Internal Areas

Flat - 1 Ground Floor:

Total Proposed NIA is 62.08 sq.m accommodating three people in the 2-bed flat

Flat - 2 First/Loft Floor:

Total Proposed NIA is 71.35 sq.m accommodating two people in the 1-bed flat

Proposed Ground Floor Plan



Rev	Date	Comments
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	76, Lansbury Drive Hayes UB4 8SD		Existing & Proposed Ground Floor Plans			Job Ref: 18034	
	Scale:	1:50,1:100	Paper Size:	A3		Date: Jan 2019	
						Drawing No. PL - 01	