

PLANNING APPEAL

42a Wood Lane Ruislip Middlesex
HA46EX

Application Ref:
22598/APP/2014/570

INDEX PAPER

- PAPER NO. 1 :** GENERAL STATEMENT.
- PAPER NO. 2 :** OUR RESPONSE TO THE REFUSAL TO ALLOW
PLANNING PERMISSION.
- PAPER NO. 3,4,5 :** PHOTO'S AND INFORMATION SHOWING THE SITE
LOCATION.
- PAPER NO. 6,7 :** PHOTO'S AND INFORMATION SHOWING THE SITE
LOCATION.
- PAPER NO. 8,9 :** PHOTO'S SHOWING SHARED ACCESS, AND 42A
GARAGE TO BE DEMOLISHED. PHOTO SHOWING OF
STREET PARKING GRAVEL AREA.
- PAPER NO. 10 :** SIZES OF BEDROOM 1, BEDROOM 2, TO EXISTING
DWELLING TO 42A

PLANNING APPEAL

42a Wood Lane Ruislip Middlesex
HA46EX

PAPER NO. 1

Application Ref:
22598/APP/2014/570

GENERAL STATEMENT

WE PURCHASED THE 3 BED 42A WOOD LANE IN 1975.

OVER THIS PERIOD WE HAVE MADE VARIOUS CHANGES AND IMPROVEMENTS. BEING A CARPENTER, I'VE PERSONALLY MADE MOST OF THESE CHANGES, E.G. WINDOWS, PORCH FRONT, AND THE SIDE EXTENSION, ALWAYS KEEPING THE PERIOD STYLE AND CHARACTER OF THE ORIGINAL DESIGN.

WE INHERITED A LARGE PLOT, BUT QUITE SMALL LIVING AREA'S, ESPECIALLY BEDROOMS 1 AND 2. *SEE PAPER 10*

OUR SOLE REASON TO EXTEND IS TO PROVIDE A DECENT LIVING SPACE FOR OUR SON AND POSSIBLY HIS FUTURE FAMILY. AS THE PICTURE OF FAMILY LIFE IS RAPIDLY CHANGING, I'M HOPING THE COMMITTEE CAN SEE FAMILY LIVING TOGETHER WILL BE EVER MORE POPULAR. WE LIKE TO TERM IT AS A HALLS AJOINING ANNEX, AND EXPECT TO PAY THE EXPECTED COUNCIL RATES THAT COME WITH SUCH A PROJECT.

MR P.L.BENNETT

PLANNING APPEAL

42a Wood Lane Ruislip Middlesex
HA46EX
Application Ref: 22598/APP/2014/570

BUILT ENVIROMENT

BE1

WE ARE AIMING TO BE AS COMPLEMENTARY TO THE PRESENT STYLE AS POSSIBLE, IN THE CREATION OF A SELF CONTAINED ANNEX. WE STILL MAINTAIN THE VISUAL ASPECT WILL ENHANCE THE STREET, AS THERE ARE VARIOUS PROPERTY TYPES IN WOOD LANE I.E. BUNGALOW'S, FLATS AND DETACHED PROPERTIES.

THE PROPOSED EXTENSION WILL MATCH ALL ASPECTS OF EXISTING, I.E. BRICKWORK, BOX SASH WINDOWS, CLAY TILED ROOF AND EVEN TILED SOFITS. WE WON'T COMPROMISE ON STYLE. SEE PHOTO PAPER 4.

BE 4 NEW DEVELOPMENT WITHIN OR ON THE FRINGES OF CONSERVATION AREA

REPLY:

WE HAVE RESPECTED THE PLOT FOR SOME 40 YEARS, AND WILL RETAIN THE CHARACTER OF THE PROPOSED AND EXISTING IN THE FUTURE.

BE 13 NEW DEVELOPMENT MUST HARMONISE WITH THE EXISTING STREET SCENT

REPLY:

AS THERE ARE VARIOUS PROPERTY DESIGN'S IN WOOD LANE FROM DETACHED, LARGE BLOCKS OF FLATS TO BUNGALOWS, IT WILL HARMONISE.

BE 15 ALTERATIONS AND EXTENSIONS TO EXISTING BUILDING

REPLY:

ALTERATIONS TO THE FIRST FLOOR SIDE EXTENSION, WILL REQUIRE A NEW ROOF, DORMER WINDOW, REAR VELOX STYLE WINDOW, AND BRICKWORK REPLACING OAK WINDOW FRAMING. THE TWO STOREY PROPOSED SIDE EXTENSION WILL HAVE SASH WINDOW'S, MATCHING BRICKWORK, FRENCH DOORS TO THE REAR, SECOND-HAND CLAY TILED ROOF AND TILED SOFFITS. TO HAVE MORE CHANCE OF ACCEPTANCE, WE WERE TOLD SOME TIME AGO FROM A BOROUGH PLANNER, IF OUR GARAGE WERE TO BE DEMOLISHED, FREEING UP MORE SPACE, WE MIGHT HAVE MORE CHANCE OF ACCEPTANCE. THOUGH WE ARE OPEN TO THAT PROPOSAL.

BE 19 NEW DEVELOPMENT MUST IMPROVE OF COMPLIMENT THE CHARACTED OF THE AREA

REPLY:

WOOD LANE HAS A MIXTURE OF DETACHED HOUSES, BUNGALOWS AND LARGE UNITS OF FLATS. WE DON'T SEE IN ANY WAY OUR PROPOSAL BEING DETRIMENTAL TO THE CHARACTED OF THE AREA

PLANNING APPEAL

42a Wood Lane Ruislip Middlesex
HA46EX
Application Ref: 22598/APP/2014/570

BUILT ENVIROMENT

H7 CONVERSION OF RESIDENTIAL PROPERIES INTO A NUMBER OF UNITS

REPLY:

THE SOLE INTENTION IS TO CONVERT THE NEW SPACE INTO ONE ANNEX.

AM14 NEW DEVELOPMENT AND CAR PARKING STANDARDS

REPLY:

WE HAVE PRESENT CAR PARKING SPACE FOR 3 CARS. ON COMPLETION OF DEVELOPMENT AND WITH THE DEMOLITION OF THE GARAGE, IT WOULD ADD ONE EXTRA CAR PARKING SPACE AMOUNTING TO 4. *SEE PHOTO PAGES 8 & 9.*

BE 19 NEW DEVELOPMENT MUST IMPROVE OF COMPLEMENT THE CHARACTER OF THE AREA

REPLY:

AS STATED IN THE PREVIOUS BE19, IT WILL BE IN KEEPING WITH THE CHARACTED OF THE EXISTING PROPERTY AND AREA. WE ALSO HAVE HIGH HEDGING SURROUNDING MOST OF THE PROPERT, ADD THIS TO OUR SBTLE GARDEN LAYOUR, AND YOU CAN HARDLY SEE THE PROPERTY FROM THE STREET. *SEE PHOTO PAPER 3.*

BE 23 REQUIRES THE PROVISION OF ADEQUATE AMENITY SPACE

REPLY:

WE HAVE A LARGE FRONT GARDEN, AND DECENT REAR GARDEN AREAS. *PHOTO PAPER 3 & 4.*

BE 24 REQUIRES NEW DEVELOPMENT TO ENSURE ADEQUATE LEVELS OF PRIVACY TO NEIGHBOURS.

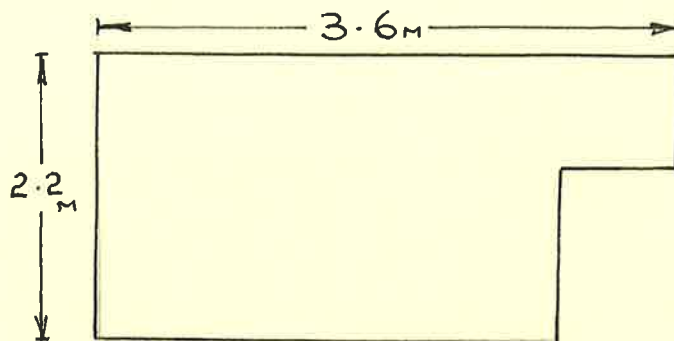
REPLY:

THE PROPOSED NEW BUILD WILL IN NO WAY EFFECT OUR NEIGHBOURS PRIVACY. WE HAVE STATED HIGH HEDGING THROUGHOUR THE BOUNDARY, AND THE PROPOSED TWO-PART EXTENSION HAS NO SIDE WINDOWS OVERLOOKING THEIR PROPERTY. *SEE PHOTO PAPER 7 & 8.*

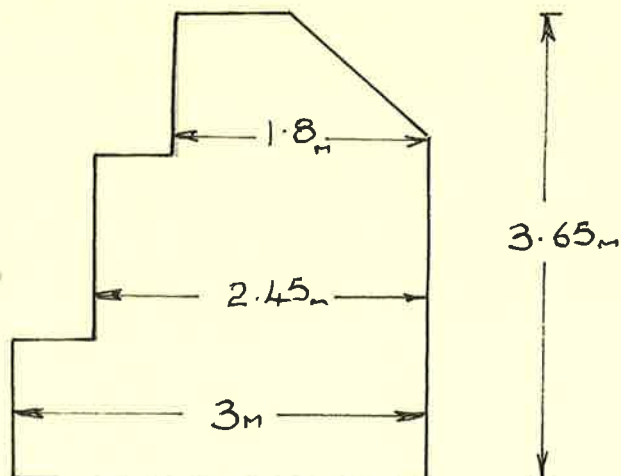
PLANNING APPEAL

42a Wood Lane Ruislip Middlesex
HA46EX
Application Ref: 22598/APP/2014/570

BEDROOM 1



BEDROOM 2



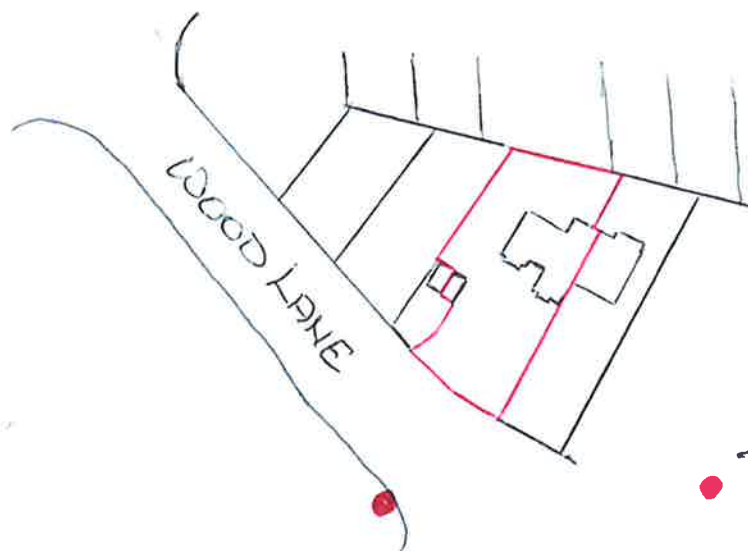
PROPOSED PART TWO STOREY, PART FIRST FLOOR
SIDE EXTENSION INVOLVING DEMOLITION OF EXISTING
GARAGE.

3



42A WOOD LANE, RUISHIP, MIDDX
SOUTH WEST ELEVATION.

- * FULL FRONT PANORAMIC VIEW FROM ACROSS
THE ROAD OF WOOD LANE.
- * AS WE HAVE MATURE HEDGING AND TREES
THROUGHOUT THE BOUNDARY, THE PROPOSED PART
TWO STOREY, AND PART FIRST FLOOR SIDE EXTENSION
WOULD BE UNOBTUSIVE TO NEIGHBOURS.



• PHOTO LOCATION.

PROPOSED PART TWO STOREY, PART FIRST FLOOR
SIDE EXTENSION INVOLVING DEMOLITION OF EXISTING
GARAGE.

4



42A WOOD LANE, RUISLIP, MIDDX.
SOUTH WEST ELEVATION

PHOTO TAKEN FROM FRONT GARDEN ENTRANCE

- * PROPOSED PART TWO STOREY TO MIRROR IMAGE
EXISTING TWO STOREY. PROPOSED NEW ROOF
WITH DORMER WINDOW TO REPLACE EXISTING FIRST
FLOOR SIDE EXTENSION.
- * GARAGE TO LEFT IN PHOTO TO BE DEMOLISHED.
IF NECESSARY FOR PLANNING APPROVAL.



• PHOTO LOCATION.

PROPOSED PART TWO STOREY, PART FIRST FLOOR
SIDE EXTENSION INVOLVING DEMOLITION OF EXISTING
GARAGE.

5



42A WOOD LANE, RUISLIP, MIDDX.
SOUTH WEST ELEVATION.

- * PHOTO SHOWING EXISTING SINGLE STOREY SIDE EXTENSION. ALSO SHOWING PLOT FOR PROPOSED PART TWO STOREY EXTENSION.
- * PROPOSED DEMOLITION OF GARAGE JUST SEEN IN PHOTO.
- * AS PHOTO DIPICTS THERE ARE NO SIDE WINDOWS TO BOTH NEIGHBOURS EAST SIDE ELEVATION, OR OUR PROPOSED PART TWO WEST SIDE ELEVATION. WITH HIGH MATURE HEDGING ALL ALONG THE BOUNDARY, THIS ENSURES VERY ADEQUATE LEVELS OF PRIVACY.



• PHOTO LOCATION.

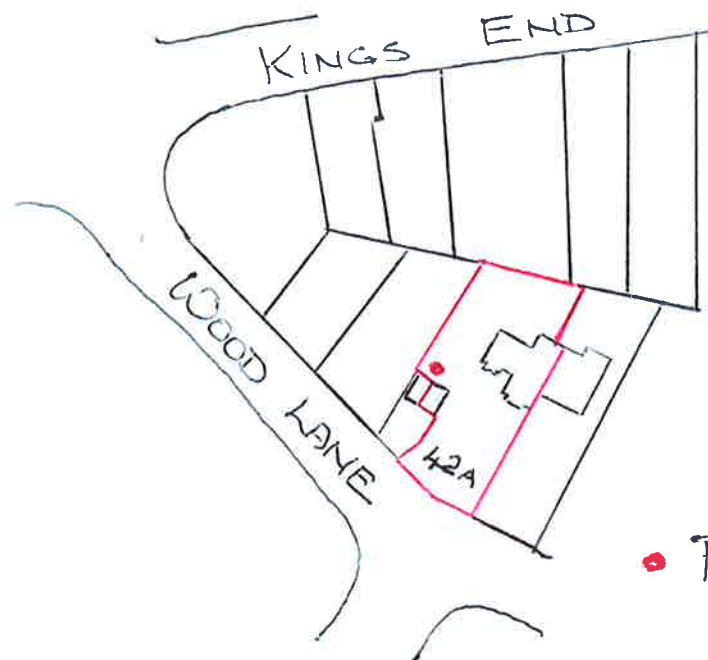
PROPOSED PART TWO STOREY, PART FIRST FLOOR
SIDE EXTENSION INVOLVING DEMOLITION OF EXISTING
GARAGE.

6



42A WOOD LANE, RUISLIP, MIDDX
SOUTH WEST ELEVATION

- * PHOTO SHOWING SITE FOR PROPOSED
TWO PART STOREY EXTENSION.
- * MATURE BOUNDARY HEDGING FOR
NEIGHBOURS PRIVACY.



• PHOTO LOCATION.

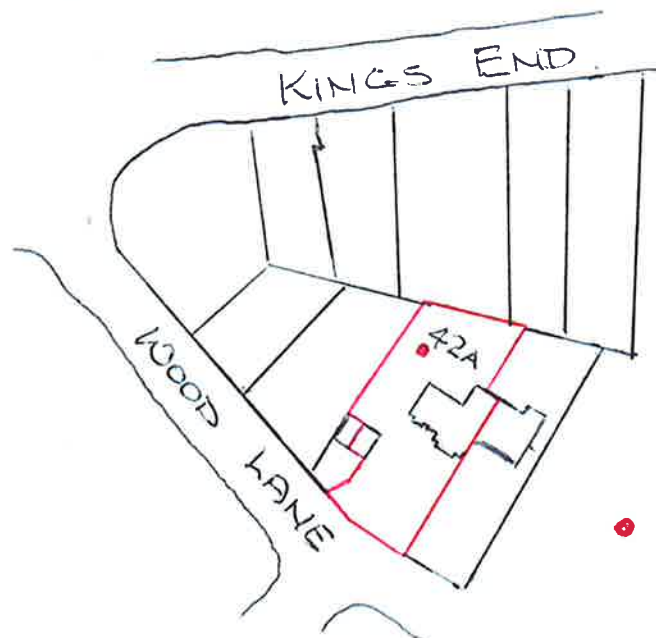
PROPOSED PART TWO STOREY, PART FIRST FLOOR
SIDE EXTENSION INVOLVING DEMOLITION OF EXISTING
GARAGE.

7



42A WOOD LANE, RUISLIP, MIDDY.
NORTH WEST ELEVATION.

- * PHOTO SHOWING REAR VIEW SITE FOR
PROPOSED TWO PART STOREY EXTENSION.
- * GARAGE SEEN IN THE BACKGROUND TO BE
DEMOLISHED, OPENING UP PARKING AND
GENERAL SPACE.



• PHOTO LOCATION.

PROPOSED PART TWO STOREY, PART FIRST FLOOR
SIDE EXTENSION INVOLVING DEMOLITION OF EXISTING
GARAGE.

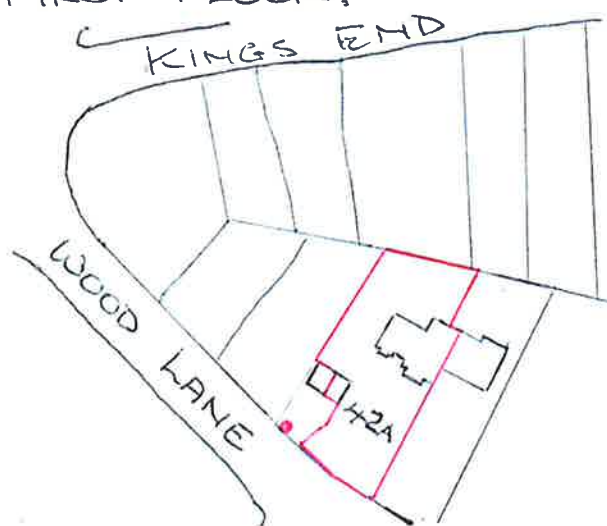
8



42A WOOD LANE, RUISLIP, MIDDX.
SOUTH WEST ELEVATION.

- * PHOTO SHOWING THE SHARED GARAGE ACCESS
42A GARAGE TO THE RIGHT, PROPOSED DEMOLITION
OF 42A GARAGE, ALLOWING EXTRA SPACE AND
PARKING AREAS.

PHOTO SHOWING NO WINDOWS ON THE EAST
ELEVATION OF NEIGHBOURS PROPERTY, GROUND
FLOOR, FIRST FLOOR.



• PHOTO LOCATION

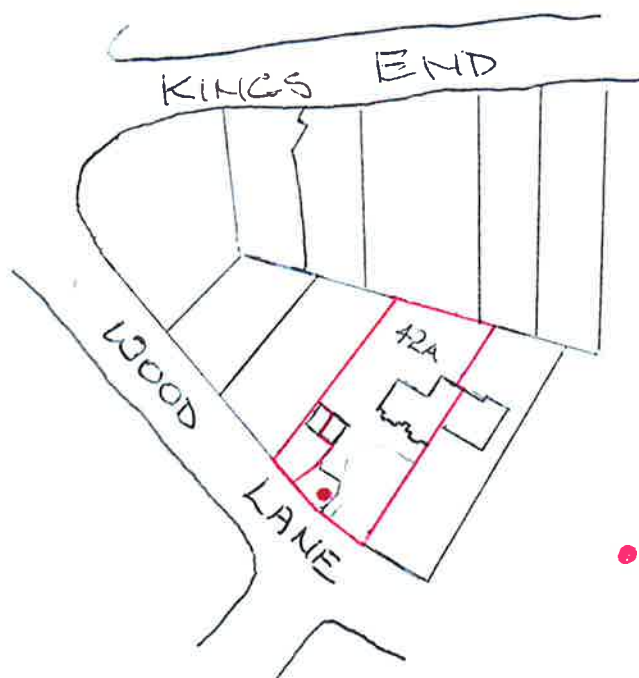
PROPOSED PART TWO STOREY, PART FIRST FLOOR
SIDE EXTENSION INVOLVING DEMOLITION OF EXISTING
GARAGE.

9



42A WOOD LANE, RUISLIP, MIDDX.
EAST VIEW.

- * PHOTO SHOWING EXISTING PARKING
- * PHOTO SHOWING MATURE HEDGING FOR PRIVACY.



• PHOTO LOCATION