

# Planning, Design & Access Statement

11 Walnut Way, South  
Ruislip, HA4 6TA

## Proposal

**Erection of single storey side and rear  
extensions, part first floor rear  
extension and construction of a gable  
end roof**

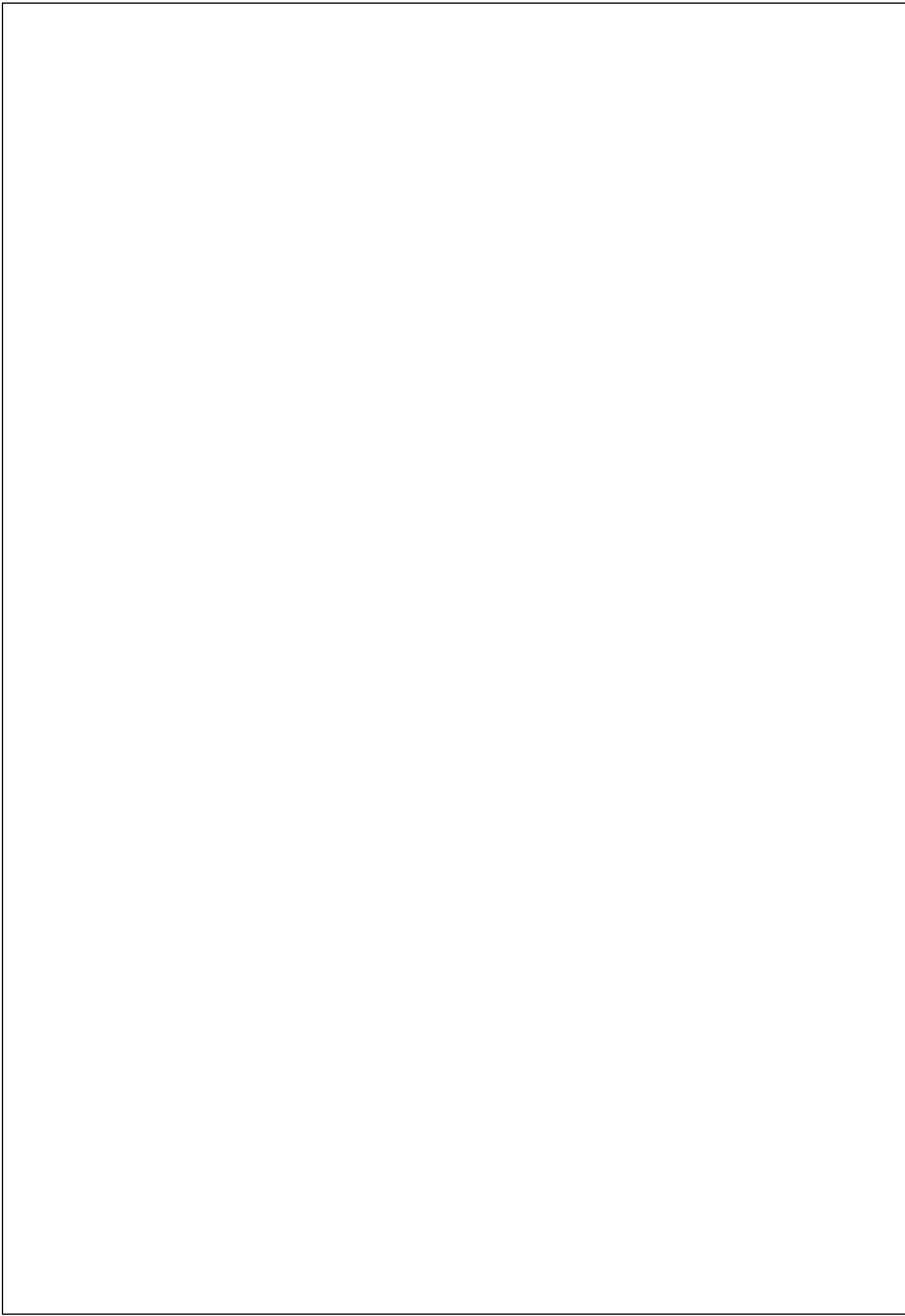


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# 1 Introduction

## 1.1 Introduction

This Planning, Design & Access Statement (PDAS) has been prepared in accordance with sections 62 and 327A of the Town and Country Planning Act, and in accordance with the requirements set out in article 8 of the Development Management Procedure Order 2010 which consolidates the Town and Country Planning (General Development Procedure) Order 1995.

It follows advice from the Department for Communities and Local Government set out in Circular 01/2006 and has been informed by the guidance from the Commission on Architecture the Built Environment (CABE) *'Design and Access Statements: how to write, read and use them'*.

The PDAS responds to the National Planning Policy Statement (NPPF), which sets out, amongst other things, the over-arching planning policies on the delivery of sustainable development through the planning system and the fundamental importance of good design to achieve this.

The PDAS sets out the proposed development, provides a summary of the relevant planning policies and sets out how the proposal has evolved within this context. It also covers both design principles and concepts that have been applied to particular aspects of the proposal in accordance with paragraph 52 of Circular 01/06 and CABE guidance, namely:

- **Use** - proposed residential use
- **Amount of Development** – explaining and justifying the amount of development proposed;
- **Layout** – explanation of the way in which the new building, site layout and spaces should be placed and orientated in relation to each other, including an explanation of how proposals will create safe and sustainable places.
- **Scale - Height & Massing** explanation and justification of the parameters for the height, width and length of the proposed house in relation to its surroundings;
- **Landscape** – explanation and justification of the principles that will inform the future treatment of spaces in terms of hard and soft landscaping;
- **Appearance** – explanation and justification of the principles behind the intended appearance of the proposals; and
- **Access** - Approaches to access and how issues of access – both social and physical – have been considered.

## 1.2 Structure of the Document

The Planning statement is structured as follows:

- **Chapter 2** describes the proposed development,
- **Chapter 3** provides the planning policy context
- **Chapter 4** considers the planning issues associated with the proposed development and how the development responds
- **Chapter 5** provides a conclusion

## 1.3 Drawings

A full list of the planning drawings is set out below.

| Drawings                            | Reference         |
|-------------------------------------|-------------------|
| Site Location & Block Plan          | 001(Sheet 1 of 1) |
| Existing Floor Plans                | 101(Sheet 1 of 6) |
| Proposed Floor Plans                | 102(Sheet 2 of 6) |
| Existing & Proposed Front Elevation | 103(Sheet 3 of 6) |
| Existing & Proposed Rear Elevation  | 104(Sheet 4 of 6) |
| Existing & Proposed Side Elevation  | 105(Sheet 5 of 6) |
| Existing & Proposed Section AA      | 106(Sheet 6 of 6) |
| 45° Sight Line Block Plan           | 101(Sheet 1 of 1) |

## 2 Proposed Development

### 2.1 Character, Site & Surrounding Area

The application site is located on the north west side of Walnut Way and comprises a single storey detached bungalow with a single storey side garage along the boundary with 9 Walnut Way, and rear conservatory. To the north east lies 13/13a Walnut Way, a two storey semi-detached house (in two flats), and to the south west lies 9 Walnut Way, a detached bungalow with a single storey side garage location along the side boundary with the application property, and rear conservatory.

The street scene is residential in character and appearance, comprising a mix of two storey houses and detached bungalows, and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).



## 2.2 Proposed Development

Planning Permission is sought for:

***“conversion of the existing garage for habitable purposes, erection of single storey front, part single side, and part single, part two storey rear extension, and construction of a gable end roof with side dormer windows”***

### Use & Amount

The proposal involves alterations and extensions to an existing bungalow that lies within an established residential area.

At front, it is proposed to convert the existing garage to habitable purposes. A front extension is proposed which will extend the existing garage approximately 2.9m forward to match the front wall of the existing garage at 9 Walnut Way, to form the new front entrance and porch. It will be finished with a gable end ridged roof measuring approximately 3.4m wide, 2.1m high at eaves level, and 3.8m high at ridge level.

The existing front entrance porch will be demolished and the existing front window replaced with a new bay window.

The new side extension will be located to the rear of the existing garage and will wrap around the rear wall of the bungalow for its full width to form a single storey rear extension measuring approximately 3.4m deep, 10.3m wide and 2.8m high. A casement windows and French doors are proposed in the rear wall of the extension.

The main roof will be replaced with a new gable end ridged roof which would extend over the existing garage extension; effectively raising the roof ridge from approximately 5.3m high to 6.6m high, measured from ground level. A high level oriel window is proposed on the front, while a sash window is proposed in the rear, gable walls of the roof extension.

The proposed part first floor rear extension will be located along the side boundary with 9 Walnut Way. It will measure approximately 5.6m wide and finished with a gable end ridged roof 2.4m high.

Two dormer windows will be located within the roofslope facing 9 Walnut Way. They will be set 1.1m from the edges, eaves and ridge of the new roof and be 1m apart. They will each measure approximately 2.9m wide, 2.25m deep and 1.8m high.

### Layout

The application site measures approximately 11.7m wide and 36m deep equating to 0.04 hectares. The siting and layout of the bungalow in relation to existing buildings in the street will remain unaffected.

The internal layout has been redesigned to provide 4 bedrooms and a large open plan living room area. Every main habitable room is provided with an appropriate outlook.

### Scale and Appearance

The design approach has been to provide extra habitable accommodation for the client while maintaining the character, scale and appearance as a bungalow. The street scene is mix in scale and character and there are other similar gable end detached bungalows in the street, notably at 36 Walnut Way.

The proposed extensions and alterations to the existing bungalow are of a high quality, traditional design that will be in keeping with the scale and character of the surrounding residential properties. The use of traditional external materials such as brickwork, hanging tile and clay roof tiles are also considered to be acceptable in this location.

### Landscaping

The front driveway and extensive rear garden will be retained. No additional landscaping will be required.

#### Access & Parking

A new front entrance to the bungalow will be created through the conversion of the existing garage. The existing front driveway provides two off-street parking spaces and these are accessed from the existing crossover.

## 3 Policy Context

### 3.1. Introduction

This section sets out the planning history and planning policy context in relation to the development. The policy context comprises the National Planning Policy Framework and the Hillingdon Development Plan.

### 3.2. Planning History

According to the Council's records, there is no planning history relating to this property.

### 3.3. National Planning Policy Framework

Running through the NPPF is a golden thread, the presumption in favour of sustainable development, of which there are three dimensions; economic, social and environmental.

The economic role will contribute to a strong, responsive and competitive economy through the provision of land in the right places at the right time, supporting growth and innovation. Socially, sustainable development will support strong, vibrant and healthy communities, supplying the necessary housing to meet present and future generations' needs as well as creating high quality built environments. Sustainable development also ensures that environmentally there is the protection and enhancement of the natural, built and historic environments, improvement of biodiversity, and minimisation of waste and pollution, as well as assisting in the adaption to climate change.

This golden thread runs through both plan-making and decision-taking processes.

The NPPF provides guidance and a structure to how sustainable development should be achieved through a number of principles. These aim to guide holistic and appropriate development through ensuring that a framework is in place which addresses the necessary facets of sustainable development. The only principle relevant to the application is:

Chapter 7: *Requiring Good Design*

Paragraph 61 states:

*"Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."*

Paragraph 65 States:

*"Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits)."*

### 3.4. Local Policy

The statutory Development Plan for Hillingdon is the Unitary Development Plan (UDP). It was originally adopted in September 1998 as Hillingdon's statutory development plan. It is being replaced by the emerging Local Plan, including the adopted Local Plan: Part 1- Strategic Policies (formerly known as the Core Strategy).

The Unitary Development Plan (UDP) sets out Hillingdon's long term strategic goals for land use, together with the planning policies and standards for making decisions on planning applications. Following a direction issued by the Secretary of State, some policies and proposals were deleted, and most were 'Saved' in September 2007.

The relevant policies are:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

AM14 New development and car parking standards

**3.5. Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Residential Extensions, adopted December 2008**

This document provide guidance for the detailed application of policies contained within the UDP Saved Policies (September 2007), emerging Local Plan.

## 4 Planning Considerations

### 4.1. Introduction

This section sets out the issues that are relevant for this proposed development.

### 4.2. Principle of the proposed development

The proposal involves alterations and extensions to an existing bungalow located within an established residential area. Therefore, the proposal is acceptable in principle.

### 4.3. Considerations

#### (i) Single storey front, side extension and part single, part two storey rear extension

The proposed single storey front/side and rear extension will appear subordinate to the appearance of the enlarged bungalow as they will not project above the eaves of the main roof. The single storey front/side extension will not project beyond the front wall of the existing garage at 9 Walnut Way and therefore will not have a visually intrusive impact. The design of the front extension will match the existing front projection located along the boundary with 13/13a Walnut Way and together with the new gable end roof will create a symmetrical and balanced appearance to the front elevation of the enlarged bungalow.

The proposed part single, part two storey rear extension will project approximately 3.1m beyond the rear wall of 9 Walnut Way however drawing no. 101 (sheet 1 of 1) clearly shows that this length of projection will not breach a 45 degree line of sight.

The proposed part first floor rear element will also appear subordinate to the enlarged bungalow as its roof pitch will match that of, and it will not project above the, new main roof ridge. Furthermore, the pitched roof design of the part first floor rear extension will ensure that sufficient daylight will be retained onto 9 Walnut Way. Some increase in overshadowing onto 9 Walnut Way will result however, this is will not be so significant.

In regards, to 13/13a Walnut Way, the proposed part two storey rear element will be set some 6m from the side boundary with that property. Furthermore, the height and projection of the proposed part single storey rear extension will ensure that it will not harm the amenities of the occupiers of 13/13a Walnut Way through overdominance and visual intrusion.

#### (ii) Roof Alterations & Side Dormer

The proposed roof alterations are considered to harmonise with the character and proportions of the original bungalow. The proposed dormer windows, by reason of their overall size, siting, design and appearance, will relate satisfactorily with the appearance of the enlarged bungalow and they will retain sufficient gaps between them and the eaves, edges and roof ridge and therefore will appear subordinate to the roofslope within which they would be set.

As mentioned earlier, the street scene is character by a mix of two storey houses and bungalows. No 36 Walnut Way is a detached bungalow with a front/rear gable end roof, similar to that which is being proposed. Again some additional overshadowing will result but in our opinion, this will not be so significant as to warrant refusal of planning permission.

No additional windows are proposed facing 13/13a Walnut Way. Therefore, no increase in overlooking will result.

Given the above it is our considered opinion that the proposed extensions and alterations will not detract from the character and appearance of the street scene and surrounding area, and will not harm the amenities of the occupiers of the adjoining properties. As such, proposal accords with the aforementioned policies and the guidelines set out in the SPD.

## 5 Conclusion

Taking into account the above factors, it is considered that the proposed development complies with the aims and objectives of the above mentioned Policies contained within the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the design principle set out in the National Planning Policy Framework 2012 and Hillingdon's SPD.

We therefore believe that full planning permission for the proposed development should be granted accordingly.