

Design & Access Statement

**For the construction of additional floor and
conversion of existing 3 bed bungalow into 4 bedroom
house including demolition of existing garage
at
153 CHARVILLE LANE,
HAYES
UB4 8PB**



Dale Venn Architects Ltd
Chartered Architects, Planners & Surveyors
High House, Harlington Road,
Hillingdon, Middlesex. UB8 3HX.

Tel: 01895 237345
e-mail: dalevennarchitects@gmail.com

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Introduction

The proposal is for the conversion of the existing 3 bedroom bungalow into a 4 bedroom house. The site lies within the Green Belt area which limits the extent to which the floor areas can be enlarged. Many of the properties on Charville Lane have been remodelled and this proposal is similar in size to the approved scheme at neighbouring site no.151 Charville Lane app. Ref. no 1590/APP/2013/2369

The proposal ensures that green belt policies have been adhered to and that the design satisfies the Lifetime Homes Standards, required by the London Borough of Hillingdon.

<u>Document</u>	<u>Drawing Nos.</u>
Location Plan	5068-II
Existing Plans & Elevation	5068-1A, 2A
Proposed Plans & Elevations	5068-3A, 4A
Existing & Proposed Street Elevations	5068-5



View at the back of the existing property.



View at the front of the existing property.

Location



The application site is located on the northern side of Charville Lane and comprises a single storey detached bungalow which has a, low pitched, hipped roof. The property has been extended in the past. In addition, there is a detached single garage at a rear of the property.

To the rear there is a substantial garden which backs onto privately owned equestrian land which is also within the Metropolitan Green Belt. Within the rear garden there is an outbuilding which

is used as a storage and a shed. To the front of the property, there is a large garden which is mainly covered in soft landscaping; however there is also a driveway to the side.

The street scene is residential in character and appearance comprising of predominantly detached bungalows of varying designs, however 147a, 147b, 149 and recently built 151 Charville Lane are larger two storey detached houses.

Proposal

Site area = 1031 sq.m

Existing ground floor area = 88.54 sq.m

Existing garage floor area = 15.44 sq.m

Existing loft space = 63.66 sq.m

Existing eaves height = 2.57 m

Existing ridge height = 5.38 m

Proposed ground floor floor area = 99.08 sq.m

Proposed first floor floor area = 69.29 sq.m

Garage to be demolished (- 15.44sq.m)

Proposed eaves height = 3.60m

Proposed ridge height = 6.67m

Design

The intention is to provide a good quality of design both externally and internally.

The design of the building is in keeping with the surrounding properties.

The proposal involve installation of the insulation boards on the existing external walls to improve thermal efficiency of the building. The elevations will be finished with white render with ashlar cuts detailing and bricks to match existing. New grey window, doors frames and brown roof tiles to match neighbouring property no 151.

The proposed eaves height will match the existing eaves at no 151.

The proposal is designed to respect the neighbouring properties to avoid any loss of privacy and overshadowing. The proposal complies with the 45 degree rule and does not result in loss of the amenity of both the adjoining neighbours and the future occupants of the existing dwelling.

Impact on the green belt

The planning officer comments for application at no. 151 were as follows:

“The proposal will need to comply with policies OL2 and OL4 in the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and also guidance in the National Planning Policy Framework (NPPF). In addition, regard will need to be had to the conclusions of the Planning Inspector in the previous dismissed appeal. The policies allow for replacement dwellings and similar to the extension policies there is a requirement that the new dwelling should not be disproportionately larger than the existing building

The proposed building has a footprint of 124sq. m which compares with approximately 106 sq.m of the existing property and outbuildings that will be removed. This provides an increase of approximately 45% in footprint. The original property could in fact be extended under permitted development rights further than 124sq.m although this would be subject to height restrictions. The current proposal does incorporate accommodation in the roofspace. It is therefore the height increase which is more important than the floorspace as far as green belt impact for this revised proposal.

The current proposal has sought to revise the design of the property in light of the previous refusal. The current building is more of a chalet bungalow design rather than a two storey property. The height of the buildings and the width has been reduced. The current proposal has a height of 6.9m as compared to the height of the existing being 4.8m. The width of the proposal is 10.2m which is only 2m wider than the existing building. The proposed building therefore has removed a significant amount of the bulk on the front elevation.

The building has been re-sited so that with regards to No. 153 and the proposed house now occupies the same position as the original dwelling retaining the existing gap of approximately 3m.

Therefore, with regard to the Inspector's decision that it is not the increase in floorspace alone that is the deciding factor regarding the impact upon the Green Belt, the building height and width has been reduced leading to a reduction in floorspace and it is now sited

with sufficient space to No. 153. Therefore, it is considered that taking the development as a whole the proposed house will not have a detrimental impact upon the openness of the Green Belt and therefore does not constitute inappropriate development in the Green Belt.”

The required 3m separation gap is retained between properties.

The ridge height of 153 is slightly lower than the approved no.151.

Existing footprint including garage 115.86 sq.m

Proposed footprint including garage demolition : 102.39 sq.m

Parking

The proposal provides 2 parking spaces as existing with sufficient space for one of those to provide for a disabled person.

An electric car charging point will be installed to the front of the building.

Safe cycle parking will be available, as shown on dwg. 5068-1.

Access

The access at the front of the property facing Charville Lane and the existing crossover will be retained to serve the property.

Landscaping

The proposal provides areas for soft landscaping giving residents the opportunity to grow plants and shrubs.

Sustainability

Measures will be taken to comply with guide lines for optimum sustainability:

Efficient use of water using the preferred taps, toilets and showers and a guidance meter.

Collection of rainwater.

Insulation and windows to prevent loss of heat.

Sustainably sourced timber.

Reuse of any reclaimable materials on site.

Waste and recycling.

Provision for safe collection of household waste and recycling will be provided to the road frontage for easy roadside collection and access from the house.

Conclusion

The proposal will have no detrimental effect upon the Green Belt and is in keeping with the surrounding area, which is gradually being improved with the upgrading of the original bungalow developments.