

Design & Access Statement

**For the construction of an 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**



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September 2022

Introduction

This application is a re-submission of the refused application 12487/APP/2022/1992.

The reasons for the refusal were considered and revised scheme prepared involving the reduction of the floor space and volume of the proposed development. Also detailed calculations of the floor space and volume are provided within this design and access statement.

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	5068-6,7
Proposed Plans & Elevations	5068-8,9
Street Elevations & Sections	5068-10

The reasons for refusal of the previous application was that: *“The extended dwelling, by virtue of its size, volume, footprint, scale, bulk and increased height, is considered to significantly increase the built up appearance of the site. The proposal represents inappropriate development within the green belt which results in harm to the open character and appearance of this important designation. Further, the Applicant has failed to demonstrate any very special circumstances to justify the development. The development is therefore harmful to the Green Belt, contrary to the National Planning Policy Framework, Policy G2 of the London Plan (2021), Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy DMEI 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).”*

The officers report refers to App. No. 1590/APP/2013/2369 at 151 Charville Lane which involved the conversion of a bungalow to a house, and states that it has been approved with part

of its justification in the officer's report being that it did not result in a disproportionate increase of floor space.

It is to be emphasized that the original building and garage on no.151 site were of the same size and design as the building at this application site at 153 Charville Lane. The approved development at no.151 has a floor space of 195 sq.m which is significantly larger than this proposal for no. 153, measuring 161.11 sq.m of the floor space.

The original property at no 153 was extended in the past including the erection of a storage outbuilding and shed under Permitted Development rights. The original property still has a potential of further extensions under Permitted Development including additional 50 cubic meters to the roof and a rear extension up to 4m measured from the rear wall of the original house. This should also be considered while assessing additional volume and floor space for this application. The volume of the existing buildings is 315.24m³ whereas potentially it could be extended to 452.72m³ under Permitted Development.

Moreover, the officer's report of the refused application for the previous scheme sets out floor area calculations of the original building but does not include a floor space of the existing loft area which is to be retained and extended in this proposal.



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.

Volume and floor areas calculations

Site area = 1031 m²

Floor area as original built:

Existing ground floor area = 63.66 m²

Existing garage floor area = 15.44 m²

Existing loft space = 22.31 m²

(the loft floor area calculation includes only the area with headroom over 1.5m and half of the area where the headroom is between 0.9m and 1.5m)

Total original floor area = 101.41 m²

Floor area as proposed:

Proposed ground floor floor area = 92.42 m²

Proposed first floor floor area = 68.69 m²

Garage to be demolished (- 15.44 m²)

Total proposed floor area = 145.67 m²

The proposal therefore represent 43.64% increase in floor space

Volume of the existing buildings including rear extension as permitted development

(existing shed , storage outbuilding and lean -to are not included in this calculation)

Ground floor: 7.29m x 2.92m x 9.88m = 210.31 m³

Roof : ((7.29m x 2.47m / 2) x 9.88m) – 2 x ((7.29m x 2.47m /2) x 3.65m / 3) =
88.95 m³ – 21.90m³ = 67.42m³

Rear extension: 3.64m x 7.29m x 3.02m = 80.14 m³

Garage: (5.88m x 2.92m x 2.02m) + (0.33 x 2.92/2 x 5.88) = 34.68m³

Total existing volume: 395.38m³

Volume of the proposed buildings including garage demolition:

Main building: $(7.58\text{m} \times 4.04\text{m}) + (2.66\text{m} \times 7.58\text{m}/2) \times 11.05\text{m} = 449.73\text{m}^3$

Rear extension: $7.58\text{m} \times 3.22\text{m} \times 2.64\text{m} = 61.97\text{m}^3$

Dormer : 3.82m^3

Side extension: $((1.77\text{m} \times 2.84\text{m}) + (1.77\text{m} \times 1.20\text{m} / 2)) \times 2.86 = 17.42 \text{ m}^3$

Garage to be demolished: $- 34.68\text{m}^3$

$$449.73\text{m}^3 + 61.97\text{m}^3 + 3.82\text{m}^3 + 17.42 \text{ m}^3 - 34.68\text{m}^3 = 498.26 \text{ m}^3$$

Total proposed volume: 498.26 m^3

The proposal therefore represent 26.02% increase in volume

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 involves 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.

The bedrooms floor areas meet the requirement of London and Local Plans.

Bedroom 1 = 11.70 m^2

Bedroom 2 = 9.65 m^2

Bedroom 3 = 11.65 m^2

Bedroom 4 = 11.65 m^2

Impact on the green belt

The proposal follows the comments for application ref.no 1590/APP/2013/2369 and meets the requirements of National Planning Policy Framework, Policy G2 of the London Plan (2021), Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy DMEI 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)).

The additional height and bulk do not have significant impact on the openness of the Green Belt, the proposal is proportionate to the site that is already developed as well as neighbouring sites.

The footprint of the proposal does not exceed the footprint of the existing development.

The 3m separation gap is retained between proposed development and building at site no 151. The ridge and eaves height match the recently built property at no.151 which is being considered appropriate height increase within the Green Belt area in this location.

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. 5068-8.

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.

The proposed development is substantially smaller than the approved scheme at no. 151 which was considered acceptable within the Green Belt area.