

PROJECT SITE: 48 DEANE CROFT ROAD EASTCOTE PINNER, HA5 1SR

APPLICATION REFERENCE NO. 13438/APP/2024/2061

DESCRIPTION: Erection of single storey side, front and rear extensions. Conversion of roof space to habitable use to include a rear dormer, roof lights and conversion of roof from hip to gable end with new gable end window. Amendments to fenestration, patio paving to rear and bin storage to front (Partially retrospective application) revised description 08/10/24

Dear Emilie Bateman

In response to the points raised, please find our detailed explanations below, expanded with further reasoning to demonstrate compliance with Hillingdon Council's latest planning policies and design standards.

Expanded Responses to Points Raised

Below is the summary of the concerns raised:

1. Loss of light
2. Loss of privacy
3. Loss of outlook
4. Development not in accordance to approved plans
5. Overdevelopment
6. Party Wall Agreement issues
7. Construction disruption (including noise, dust, hours etc.)
8. Breeches front building line
9. Flooding concerns
10. Parking concerns / ambiguity

Volume Calculations and Light Analysis Summary

The light study and volume calculations confirm that the proposed extension will not reduce light access for neighbouring properties or result in overdevelopment (Refer Appendix A below).

- **Volume and Massing Compliance:** Calculations show that the office extension volume (2A) remains at 30m³, identical to the existing structure, thus adhering to BRE light and massing standards. This approach ensures no adverse impact on neighbouring properties.
- **Light-Preserving Design:** Partial glazing has been incorporated to allow natural light flow while preserving privacy, which meets Hillingdon's principles for good design by balancing light access with visual discretion.

Point No. 04: Development Not in Accordance with Approved Plans

The concern that the development deviates from approved plans is addressed by confirming that this current application transparently includes all proposed variations. This aligns with Hillingdon Council's planning policy, which permits minor design changes as long as they remain consistent with the approved design's intent and meet policy guidelines.

- **Design Consistency:** The proposal preserves the architectural character and scale of the initial design, ensuring visual harmony with the neighbourhood.
- **Promoting Good Design:** Hillingdon Council values adaptable design that respects existing character, and this proposal balances functional improvements with sensitivity to surrounding properties.

Design Justification for Angled Roof Profile

The angled roof profile has been carefully designed to follow the existing approved roof profile, preserving continuity with the original scheme and adhering to Hillingdon Council's guidelines on massing and bulk. The empirical data presented in the supporting documentation confirms that the angled design results in a negligible impact, with a 6% reduction in outlook for adjacent properties and no measurable effect on sunlight access. This roof design was specifically developed to minimize visual bulk and massing at the boundary, a priority highlighted during extensive discussions with neighbouring residents. To address these concerns, the client agreed to this roof form as a measure to enhance neighbourly relations, resulting in a design where the internal ceiling height along the perimeter is limited to 2.1m. This decision directly reflects the commitment to reduce perceived massing and promote a harmonious relationship with the surrounding properties. The resulting structure is not only congruent with the previously approved scheme but also demonstrates sensitivity to neighbour feedback. Further, all roof heights have now been meticulously verified to align with Hillingdon's SPD guidelines, ensuring compliance with local planning standards.

Point No. 07: Construction Disruption (Noise, Dust, Hours, etc.)

The application includes measures to minimize construction disruption, addressing concerns around noise, dust, and hours of work. Hillingdon's planning policy emphasizes the importance of reducing disturbances, and this proposal adheres to these guidelines as follows:

- **Construction Hours Compliance:** Restricted working hours (Monday-Friday 8 am - 5 pm, Saturday 9 am - 1 pm) align with Hillingdon's noise control policies, prioritizing community comfort.
- **Noise and Dust Control:** The use of modern, well-maintained equipment and regular inspection reduces the likelihood of excessive noise or dust, meeting the council's standards for considerate construction practices.
- **Good Neighbour Practices:** The policy-compliant approach to noise minimization, including the avoidance of loud music and early-morning work, reflects a commitment to respecting neighbours' quality of life.

Additional Points (06, 08, 09, 10): Party Wall, Building Line, Flooding, Parking

- **Party Wall Compliance:** Party wall agreements were resolved before construction, and this matter lies outside the council's planning jurisdiction.
- **Building Line Compliance:** The development does not breach the front building line, consistent with Hillingdon's policy to maintain visual continuity in streetscapes.
- **Flooding and Drainage:** No changes to drainage systems are proposed, adhering to sustainable practices supported by Hillingdon Council's flood risk management guidelines.
- **Parking Provisions:** The driveway remains unchanged, ensuring no impact on parking availability or local infrastructure.

Response to Case Officer:

We would like to emphasize our ongoing engagement with the council since 2021, reflecting a commitment to transparency and collaboration. Below are key points from our interactions with council representatives, underscoring their understanding of the project as an infill of existing space:

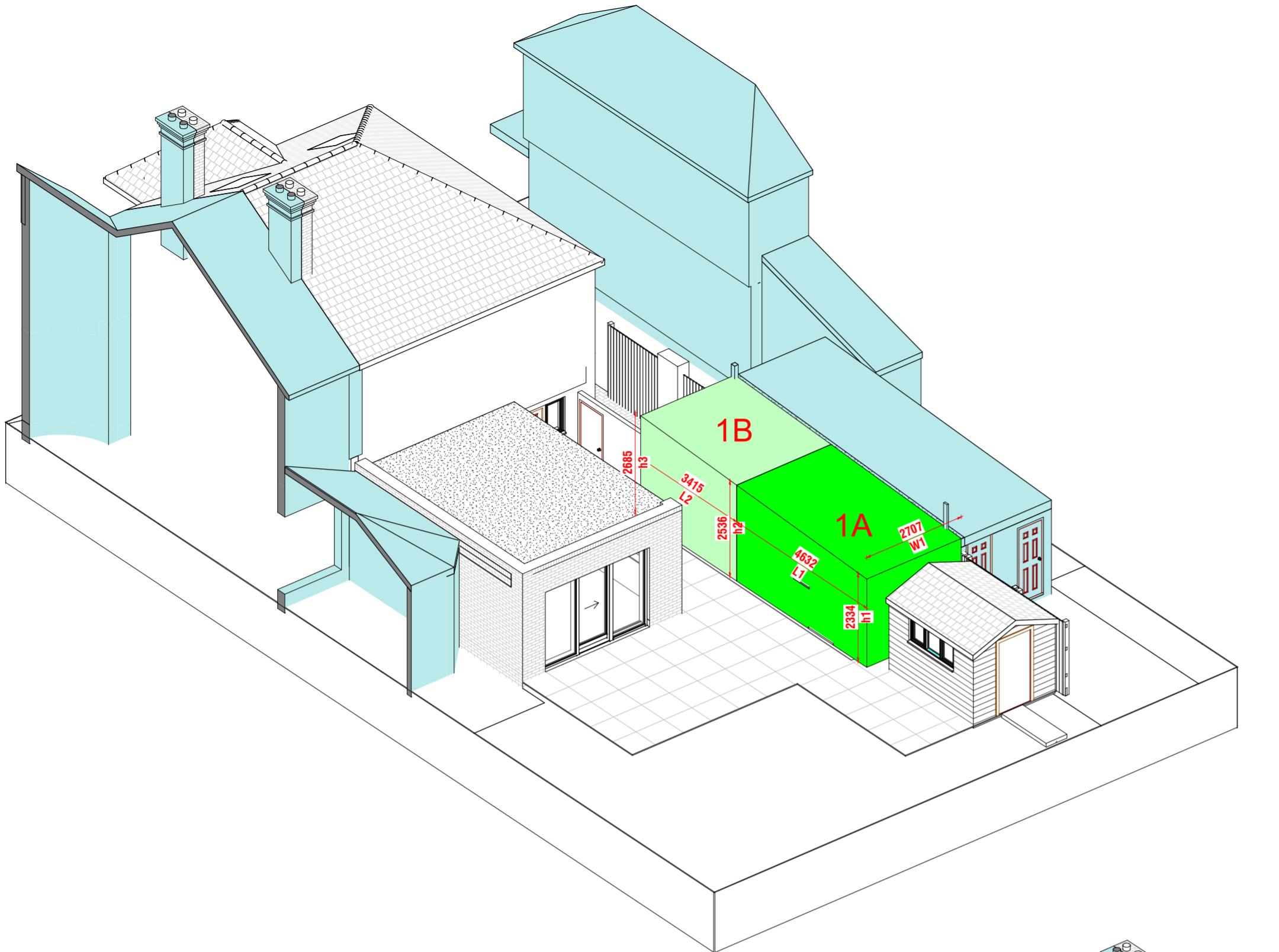
- 1. Katherine Mills (June 2021):** Katherine Mills initially reviewed the plans and expressed no concerns, understanding our proposal as an infill of existing space, aligned with standard development practices.
- 2. Enforcement Officer Isaac (July 2024):** During an on-site visit, Enforcement Officer Isaac observed the project and confirmed that the works were limited to infilling and existing space usage, with no objections.
- 3. Emilie Bateman (September 2024):** Emilie also visited the site, acknowledged that the project involved only infill within existing space, and confirmed there were no light restrictions affecting neighbouring properties. Both Emilie and Isaac noted that, while neighbour feedback is reviewed, it does not determine the council's final decision.

The supporting documentation effectively addresses and mitigates neighbour concerns related to light, privacy, and perceived overdevelopment. Each concern has been reviewed and addressed, ensuring minimal community impact.

In light of these points, we trust the council will consider our consistent communication and previous council representatives' lack of concerns. This history supports our position that the development respects neighbourhood context and meets council standards.

Please let us know if further clarification is required. Thank you for your time and consideration.

APPENDIX A

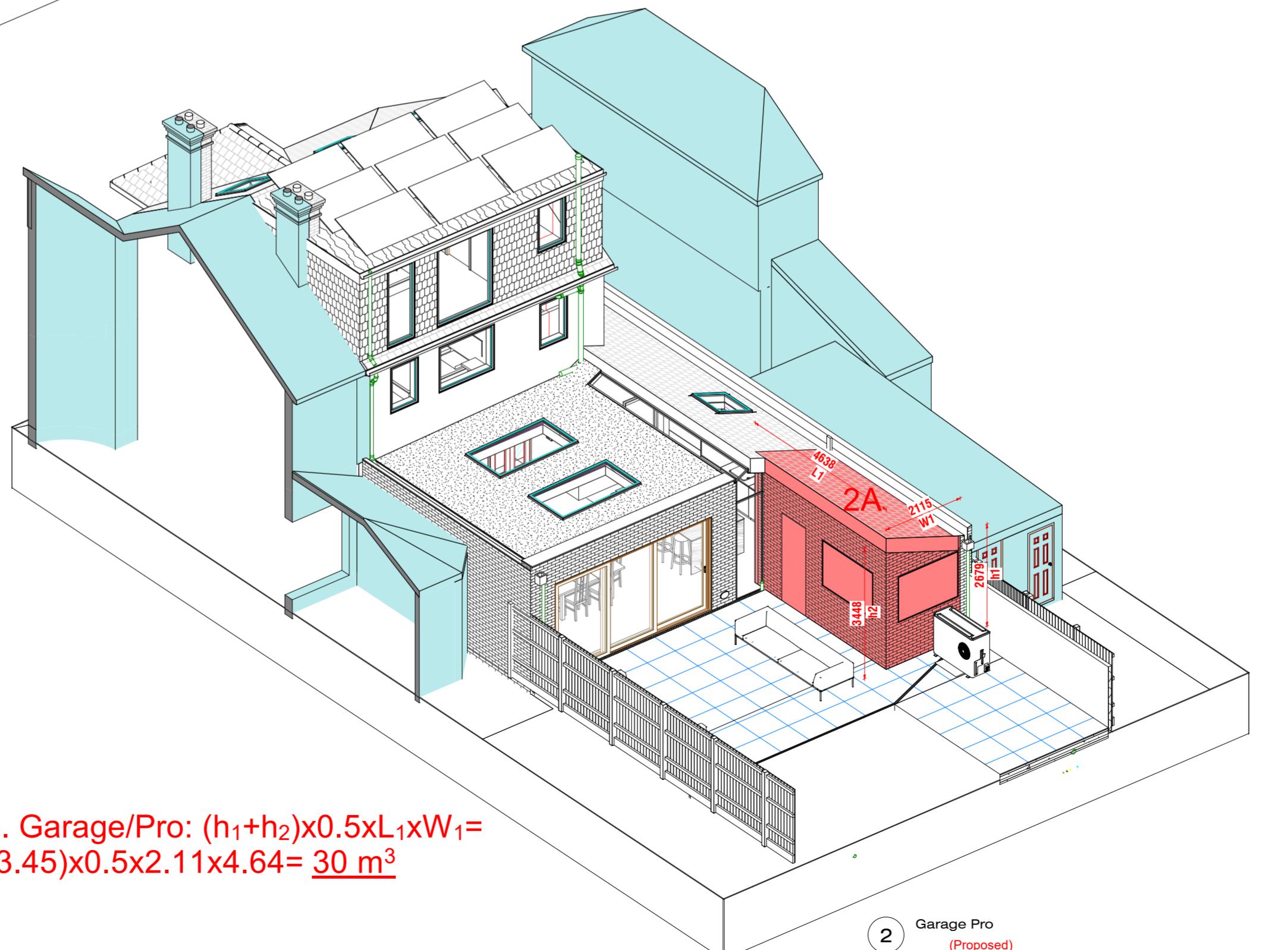


Vol(1B). New Kitchen from Garage/Ex: $(h_2+h_3) \times 0.5 \times L_2 \times W_1 =$

$$(2.54+2.68) \times 0.5 \times 3.41 \times 2.71 = 24.14 \text{ m}^3$$

Vol(1A). Replaced structure of Garage/Ex: $(h_1 + h_2) \times 0.5 \times L_1 \times W_1 =$

$$(2.35+2.54) \times 0.5 \times 4.63 \times 2.71 = 30.68 \text{ m}^3$$



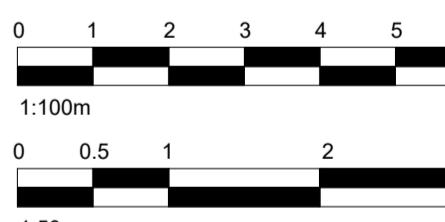
Vol(2A). Garage/Pro: $(h_1+h_2) \times 0.5 \times L_1 \times W_1 =$

$$(2.68+3.45) \times 0.5 \times 2.11 \times 4.64 = 30 \text{ m}^3$$

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- WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH CDM REGULATIONS 2015.
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- "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS, FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
- REPETITIVE FEATURES ARE NOT ALWAYS DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD (WALL).
- LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
- FLOOR LEVELS AND BOUNDARIES ASSUMED WHERE NOTED, DEPICTED BY LINE DASH LINES.
- REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
- VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE COMPLETE AND REQUIRED OPENINGS THROUGH FLOORS AND WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS & INSERTS.
- CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE, REQUESTS BY CLIENTS THAT DEVIATE FROM DESIGN VOIDS THE DESIGN LIABILITY.
- SEE STRUCTURAL GENERAL NOTES AND PLANS TO COMPLEMENT ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.
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- CONTRACTOR TO GET SIGN OFF ON ALL FOUNDATION DEPTHS AND NOTIFY THE ENGINEER IF ANY CHANGES.
- CLIENT AND THE CONTRACTOR TO AGREE LOFT, FLOOR STARTING POSITION/ TOTAL FLOOR BUILDUP (INFORM ARCHITECT BEFORE COMMNCING JOB TO CHECK STAIR DESIGN/HEAD HEIGHTS)



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Drawing Title: Volume Calculations 2

Status: WD

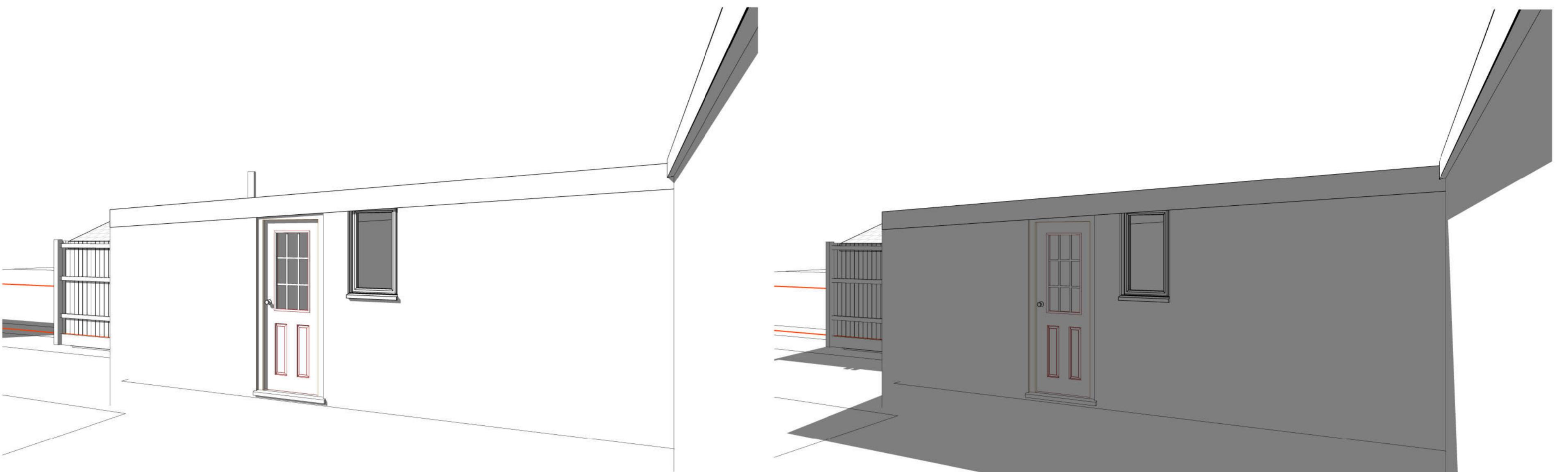
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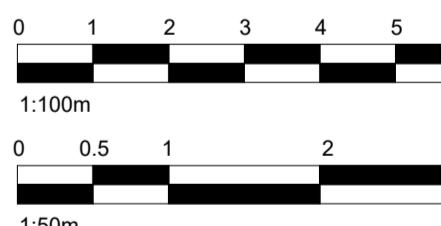
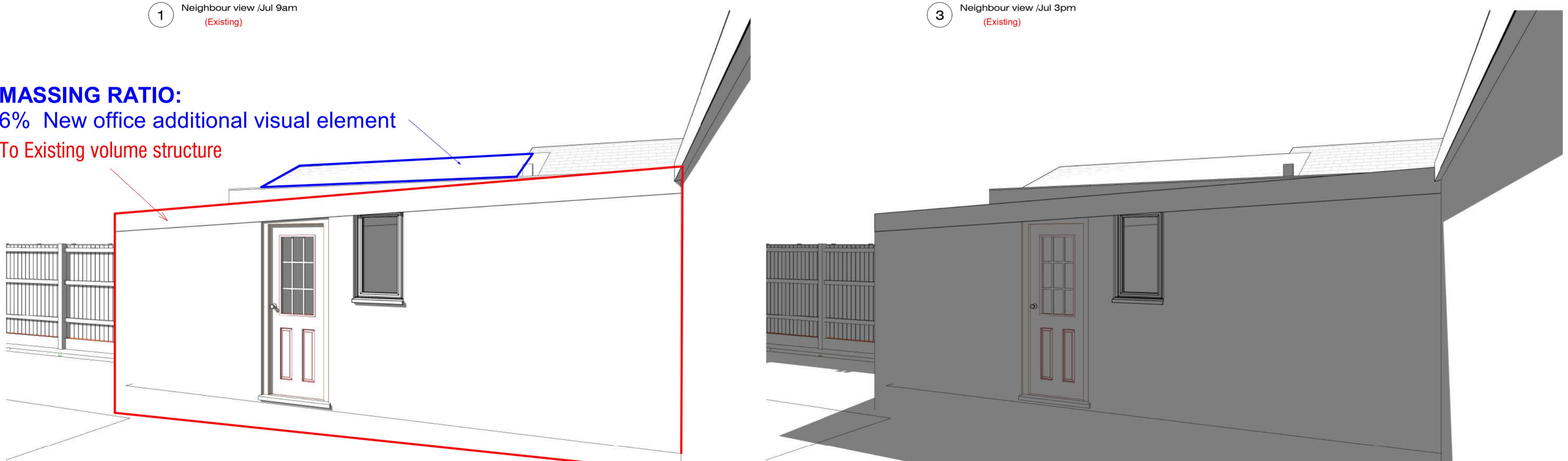
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MASSING RATIO:

6% New office additional visual element

To Existing volume structure



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