



**PLANNING STATEMENT for
A HOUSEHOLDER PLANNING APPLICATION at**

57 SHENLEY AVENUE

RUISLOP

HA4 6BT

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1. Introduction

1.1 iPlans has been instructed by Alex Hender to submit a householder planning application for a single storey rear side extension to include raising the roof of the existing side structure and partial garage conversion.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 57 Shenley Avenue, Ruislip, HA4 6BT accommodates a semi-detached property.

2.2 The photographs below show the front and rear elevations of the dwellinghouse.



2.3 The property façade is a mix of brick and rendered pebbledash. The fenestrations are uPVC.

3. The Proposal

3.1 This householder planning application is for a single storey rear side extension to include raising the roof of the existing side structure and partial garage conversion.

3.2 The proposed extension will measure 3000mm deep from the main rear building line of the dwellinghouse and will extend the full width across adjoining the rear and side building lines of the existing side structure. It will have a flat roof with 3x roof window. This roof will replace the flat roof of the existing side structure. There will be a bi-folding door to the rear elevation.

3.3 The rear section of the garage will be converted to a utility space. The front section will remain as storage area. The garage door will remain.

3.4 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Vehicles and construction activity can be accommodated down Shenley Road without significantly affecting the traffic flow.

3.5 Waste from the site will be removed by skips with the appropriate street licences.

3.6 Hours of operation will be in accordance with the good contractors scheme.

4. Relevant Planning Policy

4.1 The Local Plan Part 1 and 2 and Supplementary Planning Document have been consulted as part of this planning application.

4.2 Policy BE1 of the Local Plan Part 1 states that the council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. All new developments should achieve a high quality of design in all new buildings, alterations and extensions.

4.3 Policy DMHB 11 of the Local Plan Part 2 states that all development including extensions, alterations and new buildings will be required to be designed to the highest standards and incorporate principles of good design including harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures. Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

4.4 Policy DMHD 1 of the Local Plan Part 2 states is regards to alterations and extensions to residential dwellings. Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- 4.4.1 There is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area
- 4.4.2 A satisfactory relationship with adjacent dwellings is achieved
- 4.4.3 New extensions appear subordinate to the main dwelling in their floor area, width, depth and height
- 4.4.4 There is no unacceptable loss of outlook to neighbouring occupiers
- 4.4.5 Adequate garden space is retained
- 4.4.6 Adequate off-street parking is retained
- 4.4.7 Trees, hedges and other landscaping features are retained and
- 4.4.8 All extensions in conservation areas and areas of special local character and to listed and locally listed buildings are designed to be in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials

4.5 Single storey rear extensions on terraced or semi-detached houses with a plot width of 5m or less should not exceed 3.3m in depth or 3.6m where the plot width is 5m or more. Flat roofed single storey extensions should not exceed 3m in height.

4.6 Appendix C of the Local Plan Part 2 states the following parking standards.

DWELLINGS WITH CURTILAGE	
2 spaces per dwelling	(a) 1 per 1 or 2 bed unit.
	(b) 2 per 3 or more bed unit

4.7 The Supplementary Planning Document reiterates what is said in Policy DMHD 1 and 2 of the Local Plan Part 2.

5. Conclusion

5.1 The householder planning application is for a single storey rear side extension to include raising the roof of the existing side structure and partial garage conversion.

5.2 The proposed extension is of a depth that will not impact the neighbouring amenity levels in terms of impacting daylight and sunlight to a habitable room. The depth meets the 3m guideline for this type of property and aligns with the rear building line of the neighbouring extension.

5.3 There has been approval for such extension along Shenley Avenue. This includes that at 122 Shenley Avenue (44158/APP/2024/534), 74 Shenley Avenue (78114/APP/2023/1803) and 130 Shenley Avenue (16674/APP/2022/1732). These examples are ones that have been approved within the last few years.

5.4 The partial garage conversion will not impact parking. The current garage is not used for parking due to it not fitting modern size vehicle. Parking will remain as existing on the driveway. Parking standards state 2 spaces per dwelling. This will have 1 space on the driveway. The under provision of 1 space will not be a major concern as the site has good access to public transport. The site is within a 5m walk to Victoria Road with access to bus services and Ruislip Manor underground station.

5.5 Materials used will match with existing.

5.6 I therefore would hope you consider this application for approval.