

Hillingdon Planning Department,
Civic Centre,
High Street,
Uxbridge.
UB8 1UW

3A Dawlish Drive,
Ruislip.
HA4 9SF
DATE: 20/01/2023

Dear Sir.

RE. Development of 3A Dawlish Drive, Ruislip HA4 9SF

Planning Ref. 14032/APP/2021/2749 Your Ref. ENF/753/22

In response to your Mr Leckie's letter dated 10th January in respect to the above development.

Mr Leckie as the Enforcement Officer has noted 3 items on site which differs slightly from the deposited plans of the full application. Having looked at the 3 items, I wish to explain these small variances and the decisions behind them. With this information I would respectfully submit a Minor Variation Application to the original Approved Drawings.

a) "Dormer roof extension larger in height than shown on approved drawing ... sheet 01"



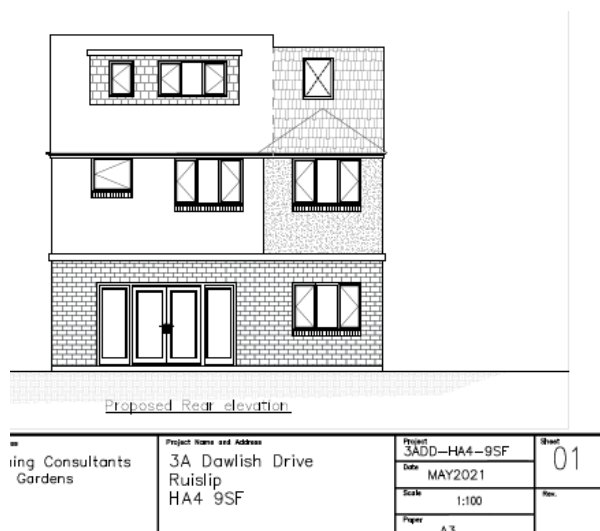
The reason of the small change is that the structural engineer placed the steel beam support for the floor, roof and dormer in a measured location and the contractor built off the beam resulting in the rear dormer wall being approx. 250mm closer to the rear of the building. This has enlarged the rear dormer wall downwards by approx. 200mm. and has not raised the dormer roof any higher than the Approved drawing, see detail photo below.



This photo shows dormer roof, existing roof ridge and new extension roof ridge. Also, the width of the dormer has not altered from the Approved Drawing, Revision shown on drawing 01 Rev A of the rear elevations.

b) “Doors fitted to the kitchen at first floor level instead of a window as shown on drawing ... sheet 01.”

The doors indicated by Mr Lockie have been installed as a larger opening window and resulted from a last-minute design decision to increase the size of the kitchen / dining area window in response to an agreed minor internal layout change with the Building Control Inspector.



The new doors are considered as an enlarged window, opening inwards for greater ventilation and amenity. The doors/window are not a full door size due to the insulated roof externally. The doors are strictly not for access onto the adjacent flat roof. The flat roof is not configured for use as a balcony. An iron “Juliet” balustrade will be placed across the external side of the doors to prevent casual access onto the roof.

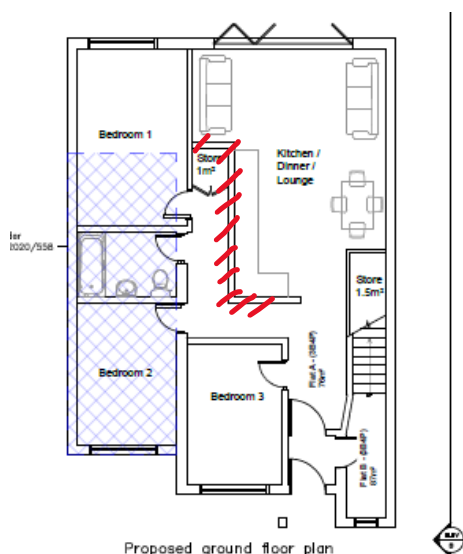
Please note the neighbours have similar first floor doors opening onto flat roofs.

Please review drawing 01 Rev A Rear elevation.

c) "The internal layout at both ground and first floor level changed, so as not to be in accordance with approved drawings ... 04 and 05 respectively."

The ground floor internal layout of corridor walls layout has been altered in discussion with the Building Control Inspector.

Ground Floor Plan



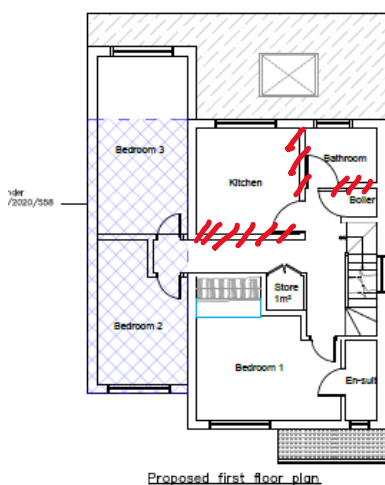
On discussion with Building Inspector
Omit screen wall as it reduces the living space to a poor layout.
The original layout does not provide a clear protected fire escape route as the kitchen is open to the hallway and bedroom access.

Plan Name and Address	Project Name and Address	Project	Sheet
Planning Consultants Ilwell Gardens d 6NA	3A Dawlish Drive Ruislip HA4 9SF	3ADD-HA4-9SF	04
		Date	Rev.
		MAY2021	
		Scale	
		1:100	
		Figure	
		A3	

The doors into the two bedrooms already require 30/30 smoke/fire resistance and need sprung closers and positive latches. Escape has been agreed through the suitable fire escape windows as agreed with the Building Inspector. The kitchen units will now be situated against the eastern outer wall.

Please review revised drawing 04 Rev A ground floor plan

First Floor Plan



On discussion with the Building Inspector.
Omit internal walls to kitchen and bathroom.
Relocate bathroom to between the two bedrooms similar to the ground floor.
Kitchen to be relocate to where the bathroom is shown

Plan Name and Address	Project Name and Address	Project	Sheet
BIDS Planning Consultants 34 Chilwell Gardens Watford WD19 6NA	3A Dawlish Drive Ruislip HA4 9SF	3ADD-HA4-9SF	05
		Date	Rev.
		MAY2021	
		Scale	
		1:100	
		Figure	
		A3	

Please review drawing 05 Rev A first floor plan

I would be grateful if you could consider this letter and the attached revised plans 01 Rev A, 02 Rev A, 04 Rev A, 05 Rev A, 06 Rev A, as minor alterations done in the course of construct as decisions made in response to structural provision and Building Control needs.

If you wish for further clarification, please let me know.

Yours faithfully.

Mohammed Hashim