

Design and access statement taken from the Hillingdon local plan part 2

Building Lines and Building Heights

A1.14 New development should respect the building line of the main front walls of the properties to either side, and to the rear in the case of a corner property. Where houses in the street are stepped up in height, new buildings should respect the heights of neighbouring buildings and the overall street pattern.

The proposed development uses the same building line currently benefitted at ground floor level for the front and side walls. As shown on drawing 19 the application property has a much lower ridge height than its neighbouring properties. Therefore the increased ridge height would be comparable and have no impact to its neighbours. The new ridge height is at the same level as the main ridge height of 28 The Chase, this was recommended at pre planning.

Policy DMHD 1: Alterations and Extensions to Residential Dwellings

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;

As above the proposed scheme follows the same building line and side extension as the ground floor walls.

The proposed ridge height still remains lower than its neighbours (street scene shown on drawing 19).

Materials for the front and side elevation remain as existing and design details have been retained from the existing property to match the existing street scene.

v) there is no unacceptable loss of outlook to neighbouring occupiers;

vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;

The two storey side extension does not cross the 45-degree line of sight from the corner of the neighbouring property.

The neighbouring properties FF side window is non habitable and obscurely glazed (see drawing no. 14)

The application property contains no first floor side windows.

iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;

The application property is using the same building line benefitted at ground floor level, therefore the two storey side extension is 1.5m away from the boundary and approximately 4.7m away from the main house of 32 The Chase.

Following the local plan and associated information from pre planning and necessary changes made and information added, this application is therefore recommended for approval.

DESIGN + ACCESS

Purpose - Householder planning application

All dimensions to be checked on site. All omissions & discrepancies to be reported to the designer.	PROJECT: 30 The Chase, Pinner, HA5 1SN	DATE: 15/04/2023
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tel : 0796 222 3141

email : sandeep@sskarchitects.co.uk

PROPOSED