

**94 HARTLAND DRIVE
RUISLIP HA4 0TJ**

PLANNING and DESIGN & ACCESS STATEMENT

Proposed single storey rear extension, 1st floor infill extension, installation of roof-lights to front roof slope, provision of dormer to rear elevation main roof, construction of single storey front porch & provision of external insulation with elastomeric render to all elevations.

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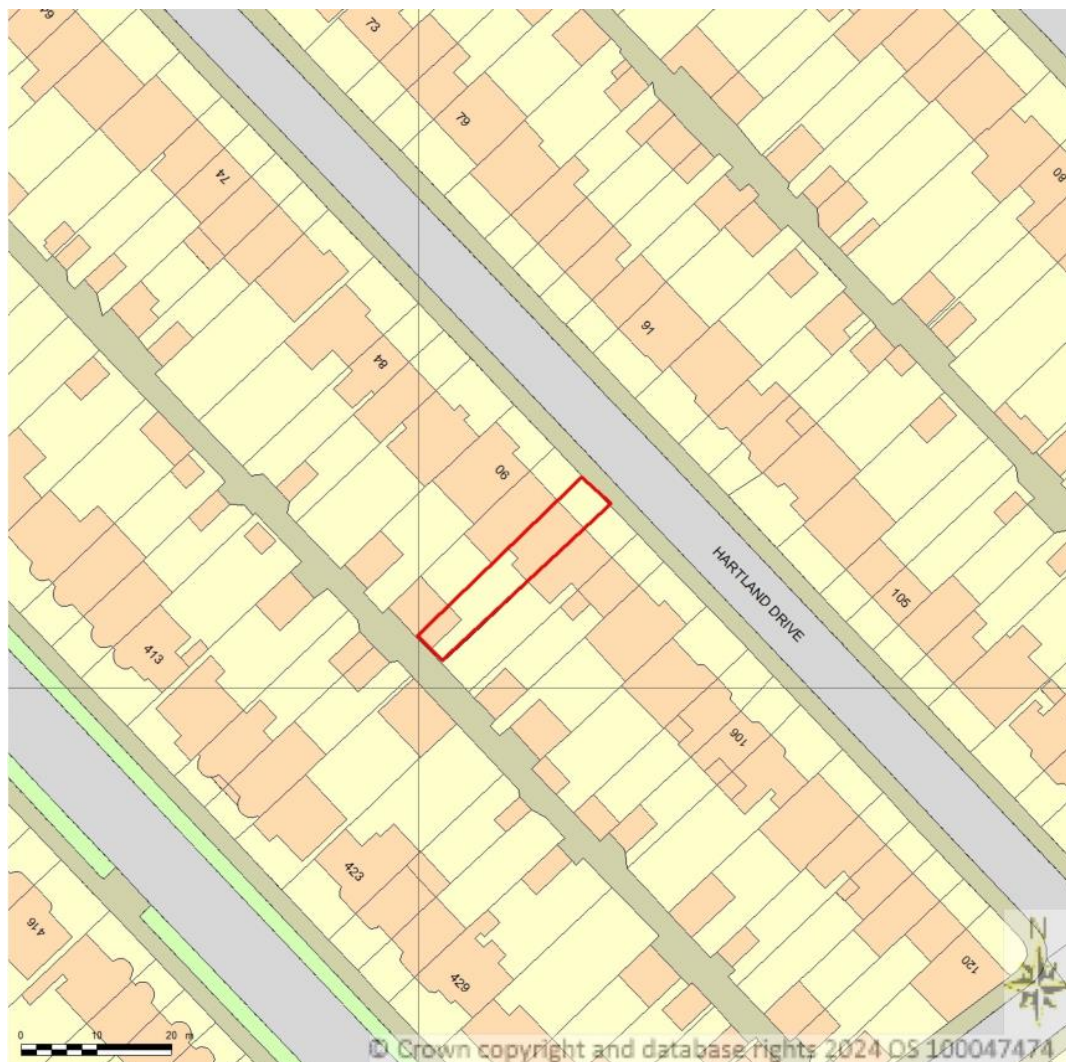
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1.00 Introduction and Aim

- 1.01 This Planning and Design & Access Statement has been prepared in support of this householder planning application resubmission for extension, alteration and thermal improvement at 94 Hartland Drive, Ruislip HA4 0TJ.
- 1.02 The purpose of this statement is to justify the application proposal, to demonstrate that the proposal will not conflict with relevant planning policies and to show that the scheme will not have a negative impact on the character and appearance of the area and street scene.

2.00 The site and surrounding area

- 2.01 The 94 Hartland Drive demise is a mid-terrace plot as seen in the Site Plan below.



- 2.02 The local area is of a residential nature.
- 2.03 The property is not located in a conservation area.

2.04 The site is generally level.

3.00 Planning History

3.01 There is no planning history for this property.

4.00 The Proposed Development and Planning Analysis

4.01 The primary issues for consideration in relation to this development proposal include the following:

- Design and impact on character of surroundings.
- Neighbouring amenity.

4.03 Design and impact on character of surroundings.



The above photograph shows the front elevation and the relationship between nr 94 and its neighbouring properties.

Nr 96, to the immediate left already has a porch construction similar to what is being proposed at nr 94.

At nr 98, the render finishes have now been painted as is also the cases on other properties on the Hartland Road.

Nr 90 has been extended porch wise even further and has rooflights much in the same way as the proposal for nr 94.

The provision of a porch, insulated render and rooflights to the roof will therefore complement what has already been carried out on neighbouring properties, and will not cause harm to the character of the street scene.

These photos show the existing scene at the rear of the property.



To the left of the outrigger shared by nrs 94 and 92, nr 92 has already infilled the space upto the boundary at 1st floor level. The proposed infill at nr 94 would mirror this.

At GF, nr 92 has a full width single storey extension and the new extension at nr 94 would also mirror this and be equal in depth.



The conversion of the roof and provision of a dormer has already been carried out at nr 90 and the dormer at nr 94 would follow this example.

Wall finishes will benefit from the application of a white elastomeric render, improving and maintaining the general appearance of the property. The render will be applied over an external insulation board, thus improving the thermal efficiency of the construction.

In accordance with local policy, a design-led approach has been used and the scale, massing and appearance of the development provides a high quality, sustainable design and layout, that contributes positively to local spatial character. The extensions are well designed and follow what has already been constructed at the neighbouring properties.

4.04 Neighbouring Amenity

In accordance with local policy, the development will not harm the amenity of occupiers/ users and nearby properties through unacceptable overshadowing, unsatisfactory outlook, privacy or sunlight/daylight.

All parts of this proposal have already been implemented at the neighbouring properties.

5.00 Conclusion

It is considered this proposed scheme is acceptable for the following reasons:

The principle of the development satisfies all the requirements of the London Plan and local policies.

The design of the proposal does not impact negatively on the street scene.

Neighbouring amenity is not harmed in any way.