

PLANNING, DESIGN AND ACCESS STATEMENT

In support of a Planning Application for:

The reconfiguration of the roof to create a first floor and habitable roof space, single storey side extension and creation of basement level to accommodate a small swimming pool and minor embellishments to the front and rear elevations.

(Resubmission)

Site at: 15 HARVIL ROAD, UXBRIDGE, MIDDLESEX, UB10 8AJ



Our ref: 2019/826/P

Previous LPA ref: 21253/APP/2016/3624

for the extant planning permission

21253/APP/2019/1992

for the previous planning application

Date: September 2019

1. The application premises were subject to a planning application which was refused permission on 4th September 2019. The main reasons for refusal pertain to, amongst other matters, the addition of a conservatory to the rear which the London Borough of Hillingdon considered unacceptable by virtue of its intrinsic effect on existing habitable rooms. Notwithstanding, this application proposal relies on an **extant** planning permission granted by the London Borough of Hillingdon on 15th September 2017 with local authority reference number 21253/APP/2016/3624. The permission was granted for the following development:

“Raising roof to create first floor and habitable roofspace, single storey side extension and creation of basement level with associated external works.”

2. This proposal for the subject planning application is virtually the same as approved with modifications which include:

- a) reduced size of a swimming pool and
- b) some embellishments to the front and rear elevations.

It will be noted that the swimming pool is now reduced to an overall size of 7.00 m x 11.25 m from its approved size of 19.00 m x 11.25 m. The modified proposals were discussed at length with Ms Liz Arnold, the case officer for the previous application, at a meeting held in Hillingdon Civic Centre on Monday 16th September 2019. Apart from the considerable assistance she is given to the agent, she was completely in agreement with what is being proposed.

3.. The application premises has a long planning history, the most relevant decisions, other than that approved in 2017, can be summarised as follows:

In 2005, planning approval ref 21253/APP/2005/1771 was granted for the following:

“Erection of a first floor to existing bungalow to provide 3 en-suite bedrooms, involving raising/enlargement of roof

4. In 2007, a further planning permission (ref no. 21253/APP/2007/1966) was granted for the following development:

"Extension to existing roofspace accommodation incorporating 3 front dormer windows and 4 new rooflights to south elevation and 2 new rooflights to north elevation"

5. In 2011, another planning permission (ref. no. 21253/APP/2011/1509) was granted and **was implemented:**

"Extension of existing roofspace at first floor level to create additional habitable roofspace to include 3 rear dormers, 3 front dormers and six side rooflights"

6. Planning approval for the application premises at 15 Harvil Road is now sought for:

The reconfiguration of the roof to create a first floor and habitable roof space including the alterations to the existing dormer windows, single storey side extension and the erection of a conservatory to the rear of the premises.

7. The new proposals are described as follows:

"The reconfiguration of the roof to create a first floor and habitable roof space, single storey side extension and creation of basement level to accommodate a small swimming pool and minor embellishments to the front and rear elevations"

The proposals aim at removing the existing first floor accommodation currently located within the roof and replaced with a fully-fledged first floor supplemented by the use of the newly created roof space as habitable accommodation.

It is noteworthy that this aspect of the scheme is exactly the same as previously approved under extant Decision Notice 21253/APP/2016/3624. The same applies to the swimming pool which is proposed to be less than half of the size of the approved and extant proposals.

9. The planning application proposals were based on the topographical and measured building survey produced by Paul Stubbington Surveys (survey drawings are included in this submission). In conclusion it can be seen that the layout and impact of the application proposals in its immediate surroundings will be acceptable, and without detriment to the private amenities of the adjoining properties, or the character of the area generally. Regard for the character of the area, the individual characteristics of the site, and the scale of surrounding properties, are all achieved by the high standard of design contained within this application. Therefore, and in view of the extant planning permission and the modest extent of the proposals, there is no compelling reason why these application proposals should not be approved.

Patricia Finch

September 2019