

**DESIGN AND ACCESS STATEMENT
HOUSEHOLDER APPLICATION**

60 SHARPS LANE, RUISLIP, HA4 7JP



PROPOSALS FOR THE DEMOLITION OF AN EXISTING DETACHED GARAGE
AND ERECTION OF TWO STOREY REAR EXTENSION AND SINGLE STOREY
SIDE EXTENSION INCLUDING ALTERATIONS TO FENESTRATION AND
INSERTION OF ROOFLIGHTS.

MAY 2022

REF: 605-P1

1. Proposal Summary

This application seeks planning permission for the attached proposals which include the erection of a two-storey rear extension and single storey side extensions. Alterations to existing fenestration are also proposed, as well as new rooflights to both the existing house and the new extensions. The new proposals seek to modernise the home and provide additional living accommodation for the applicant's growing family.

2. Site Location and Description

The existing detached dwelling to be extended is located within Character Area 3 of the Ruislip Village Conservation Area known as 'the residential area to the west of the High Street'. The site sits on a relatively quiet street called Sharps Lane which is characterised by detached homes of varying design styles, forms and sizes.

The site is located within the Hillingdon Council boundaries and is not within the Greenbelt or an Area of Outstanding Natural Beauty.

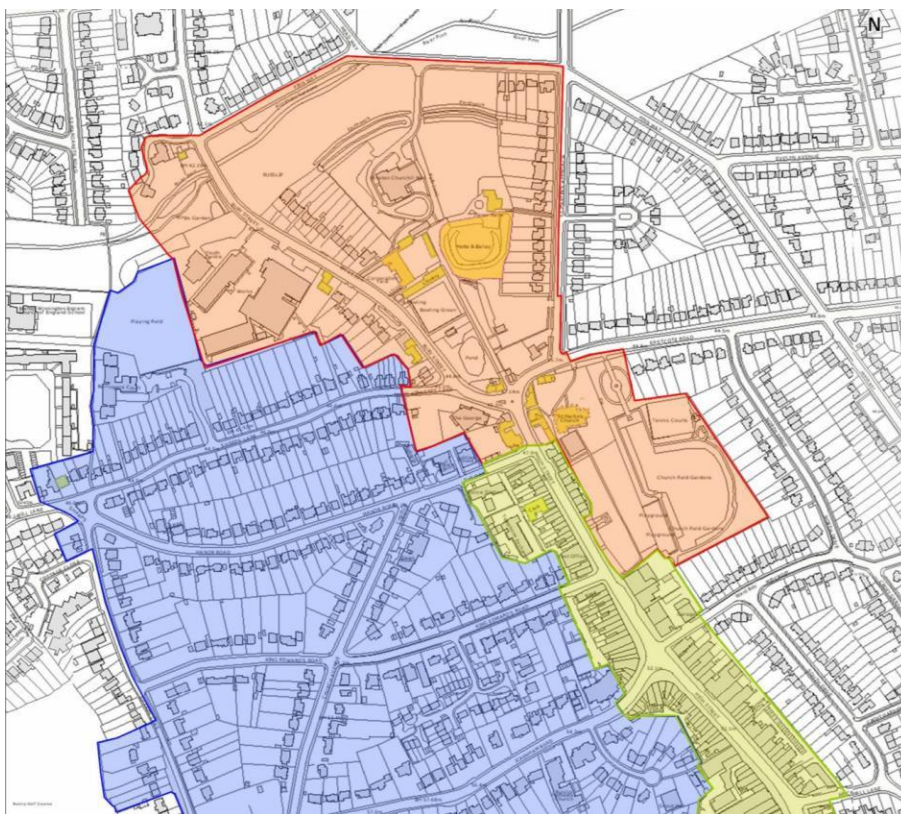


Image Above: Character Area 3 is shown outlined in blue.



Image Above: Application site is shown outlined in red.



Image Above: An aerial view showing the staggered front and rear building line between no 58 and 62 Sharps Lane.

Existing houses along Sharps Lane are typically two storey and many have been enlarged with single storey and two storey extensions to the sides and rear. The rear and front building line along the stretch of Sharps Lane in question, is staggered to follow the angle of the road. The staggering at the rear of the host building is accentuated by the large extensions that have been added to No 58 and 62 Sharps Lane.



Image Above: The existing house at No 60 Sharps Lane is in its original form and has not been extended.

The existing building at No 60 Sharps Lane has not been extended and there is a substantial opening to the rear of the property that can be extended into without adversely affecting the established rear building line or causing adverse impact on neighbouring properties.

There are some large trees present at the rear of the site, none of which will be affected by our proposal. A tree survey was therefore not deemed necessary as part of our application.

3. Existing Property



Image Above: The front of the host building No 60 Sharps Lane.

The existing house at No 60 Sharps Lane is predominantly made up of a Dutch barn style frontage with a catslide roof to either side sloping down to single storey level. The left hand side of the property is within close proximity to the shared boundary, whereas a substantial gap exists to the right hand side of the property. Towards the rear of the property, the Dutch barn style roof reverts to a simpler, two storey rear projection with hipped roof.

The existing house is finished with an off-white render at ground floor level and is clad with a clay plain hanging tile at first floor level. The rear element is finished on both ground and first floor with an off-white rendered finish. The existing windows are white upvc and the roof is finished with a clay plain tile with half round hip tiles.



Image Above: The rear of the host building No 60 Sharps Lane.



Image Above: The existing detached garage to the rear of the property and the neighbouring building and its two-storey rear extension in the background.

The existing house features an existing driveway to the right hand side of the property, that was historically used for access to the detached garage within the rear garden. The garage is in disrepair and is currently used for storage only. Two parking spaces are instead provided on the front driveway, accessible directly from the street.



Image Above: The existing cat-slide roof forming part of the Dutch gable design is currently near the shared boundary. The new proposed scheme will have a similar relationship.



Image Above: The side of the neighbouring building at No 62 Sharps Lane, including the large single storey extension. No windows to habitable rooms exist on this side of the neighbouring house.

4. Planning Precedent

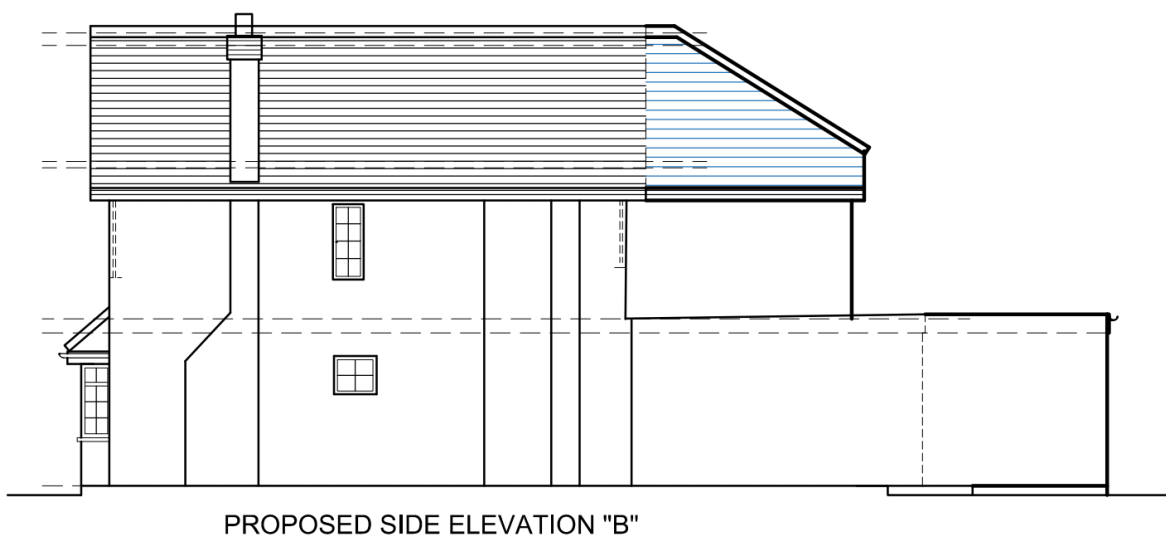


Image Above: The proposed two storey rear extension at No 70 Sharps Lane.

Before justifying the proposed design for No 60 Sharps Lane, we felt it was prudent to first identify a similar proposal within Sharps Lane, as it is relevant to our proposal.

The two storey rear and side extensions at No 70 Sharps Lane were approved. The two storey rear extension was deemed acceptable at a height to match the existing ridge line.

The justification provided within the case officers report is included below: -

‘The proposals for the rear will be visible obliquely at first floor level between the houses but will have a negligible impact on the conservation area.’

It is important to consider the point above, when considering proposals towards the rear of properties within the conservation area. It is our view that the site in question at No 70 is very similar to that at No 60 Sharps Lane, including relationships with neighbours and the street.

5. Proposed Design

The design rationale for the proposed two storey rear extension is based around our client’s desire to create a congruent and sympathetic proposal that harmonises and respects the existing building form, whilst retaining a level of simplicity.

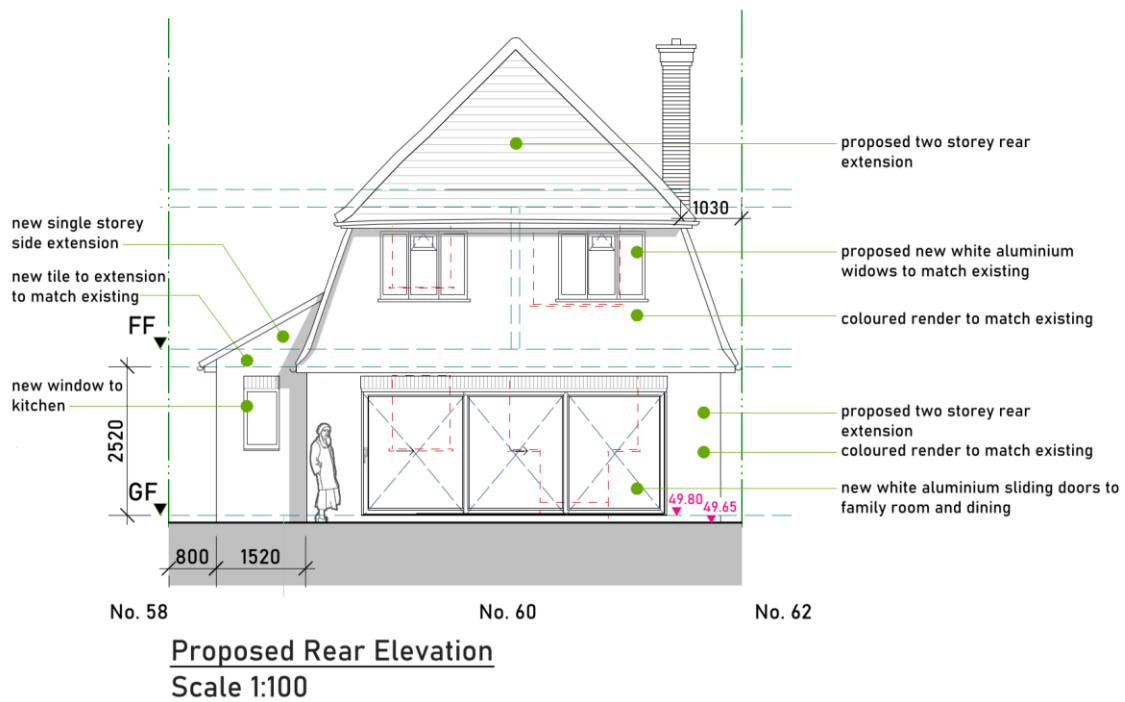


Image Above: The proposed two storey rear extension at No 60 Sharps Lane, with design to match the existing.

The two storey rear extension is identical in form to the Dutch barn design at the front of the property and extends 4.5m from the original rear wall into the rear garden. The width of the proposed two storey extension is the same width as the original two storey width at the front of the house and the proposed ridge line and roof slope also match the existing house.

We agree with the comments set out by the case officer on No 70 Sharps Lane, whereby they described the proposals to the rear of the house as 'negligible'. Similarly, the proposed two storey rear extension to No 60 has minimal impact on the street scene and any views that are achievable from the street at an angle are aesthetically pleasing given the seamless transition from the existing house into the new extension. Any design move to reduce the extension's height would in our opinion create a fussier design and draw unwanted attention to the proposals.

The catslide roof slope to the left hand side of the proposed rear extension is within 1m of the boundary, however the two storey eaves level of the proposed two storey extension is over 1m from the boundary. The diminishing height of the catslide roof as it nears the boundary helps to improve the relationship with neighbouring buildings.

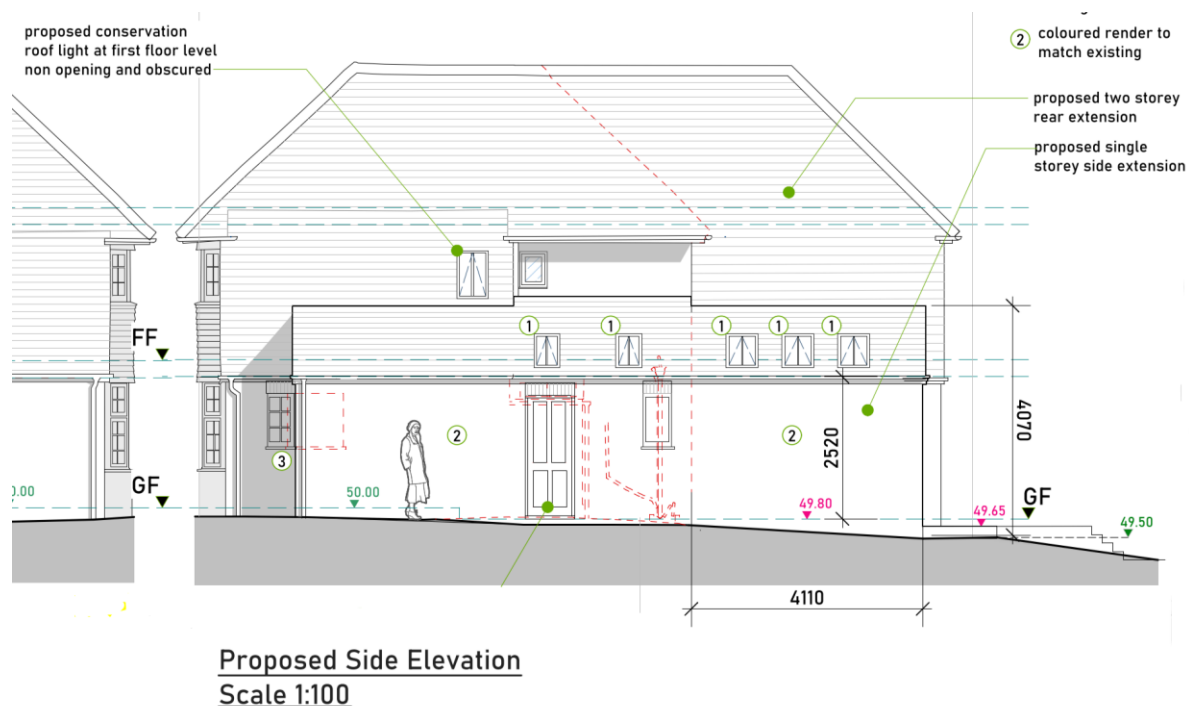


Image Above: The proposed two storey rear extension and single storey side extensions at No 60 Sharps Lane, including rooflights.

The proposed single storey side extension is 1.5m wide and extends the depth of the building and new rear extension. It is set off the boundary by 800mm and is set back from the front of the building by 1.29m. It is also set back from the rear wall of the extension by 330mm to accentuate the shape of the proposed Dutch barn design.

The roof of the proposed single storey extension is a lean-to pitched roof design that merges into the existing and proposed catslide roof. The simple design approach ensures the single storey extension is harmonious with the existing building and contributes positively to it.

The proposed extensions are respectful of neighbouring amenity and privacy levels and are compliant with the 45-degree tests. All primary windows to habitable rooms within neighbouring dwellings remain unaffected.

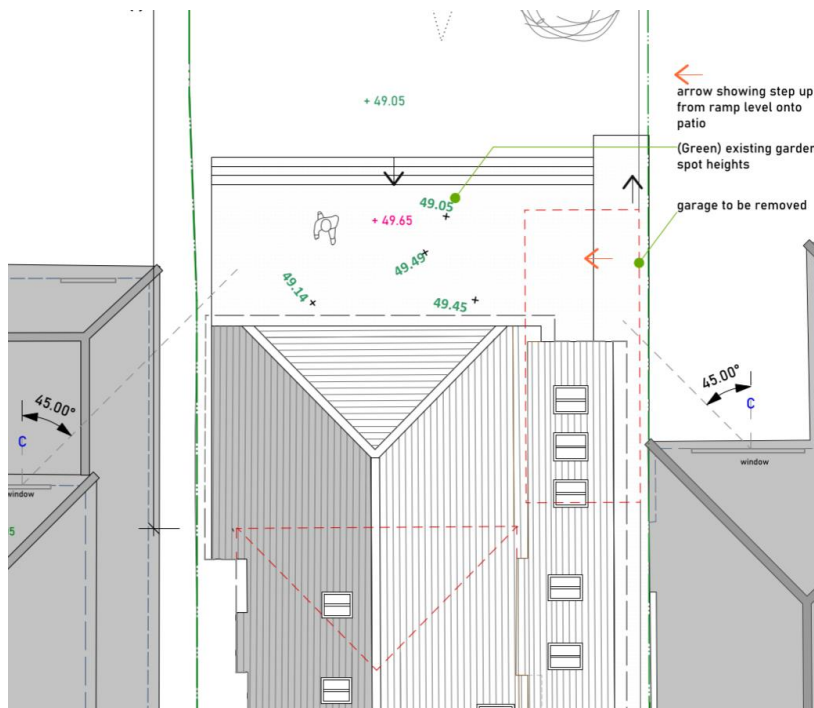


Image Above: The proposed rear extension is compliant with the 45 degree rule.

All proposed materials are to match the existing dwelling and are detailed within our proposed drawings. All newly proposed rooflights are conservation style, and given they will not offer views into neighbouring gardens are to be clear glazed and opening.

6. Parking

An additional bedroom is proposed but the required car parking provision can still be met on the existing front drive. Bicycle parking is provided within the new storage cupboard proposed within the new side extension.

7. Conclusion

In conclusion, we believe we have designed the proposed extensions that will help maintain and greatly enhance the architectural quality and character of the existing house and the part of the Conservation Area it sits within.

We hope that both the council and conservation area panel will look favourably upon the proposal, acknowledging the high quality design and architectural contribution to the property.

Jack Dusek
BA (Hons) Architecture & Planning

Jack Dusek & Co.
04th May 2022

