

94 DEANE CROFT ROAD

JANUARY 2022



Design & Access Statement

HOUSE HOLDER APPLICATION FOR LOFT CONVERSION WITH DORMERS

VERSION 1.0

Yellow.

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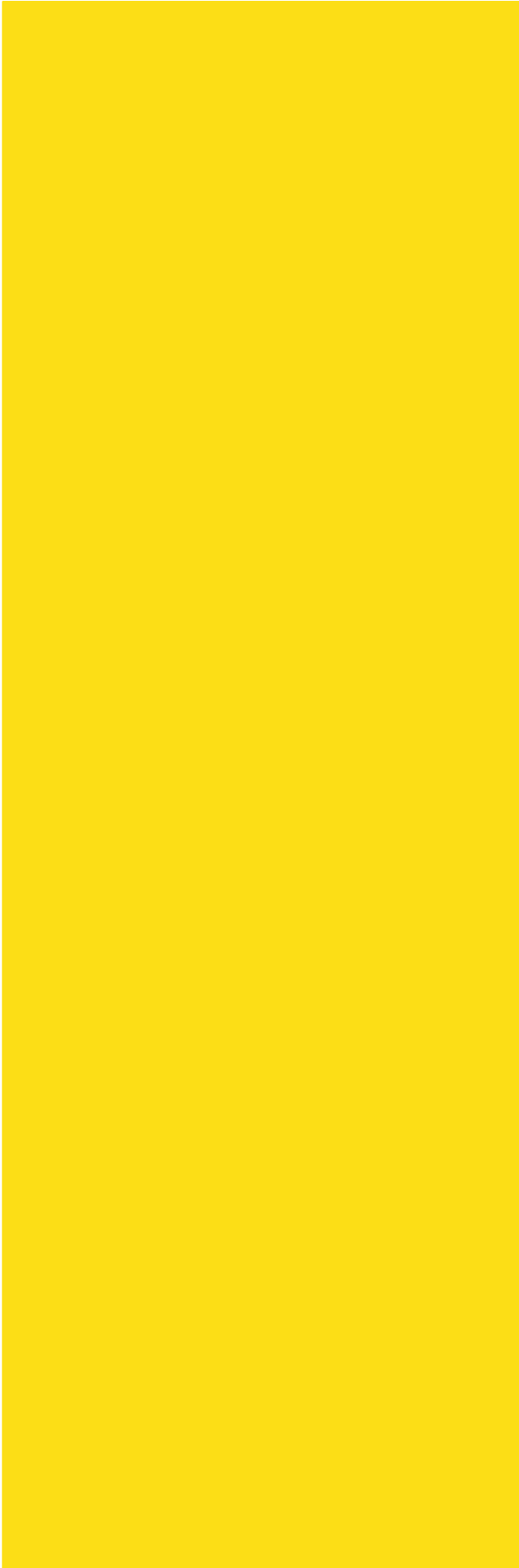


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Executive Summary

This Planning Statement explains the proposals for the loft extension of a detached house at 94, Deane Croft road, Pinner HA5 1SP which has been prepared in accordance with the National Planning Policy Framework (NPPF) and the London Borough of Hillingdon Council's Local Plan and SPDs to meet the requirements of the county and borough.

Planning Permission is sought for:

LOFT CONVERSION WITH DORMERS

Introduction

London Borough of Hillingdon Council covers the Deane Croft Road in Pinner area. The London Borough of Hillingdon is large Borough in West London, England.

The application is seeking approval for the above mentioned extension proposal. The chief objective of the application is to provide more space for the needs arising from the prevalent "Work from Home" culture due to the pandemic.

Site & Surrounding Areas

The property is a detached house located in Pinner at 94 Deane Croft Road which has a link road, connecting Field End Road and Rushdene Road. The property has a large rear garden. The property is not listed nor is the site located in a designated conservation area or Green Belt.

Planning History

N/A

Existing Structure

The property is a detached building with a large rear garden. The entrance to the property is from the South of Deane Croft Road.

The existing Ground Floor Plan consists of a Landing area with a WC, 1 Reception Room, Kitchen/Breakfast Room and a dining room. The ground floor plan also consists of a utility room and garage/storage room with entrance from the rear garden.

The ground floor also consists of a staircase leading to the first floor of the property.

The existing first floor consists of 3 Bedrooms, 1 master bedroom with an ensuite and a bathroom. There is also a cupboard storage in the landing area.

The existing roof is a L-Shaped hip to gable roof. The storage room and the utility are a single storey structure and also have hipped roof.

The access to the property is from the road and the existing has a parking provision for 3 cars.

Householder Application Proposal

The loft extension plan has been designed in accordance with NPPF and the London Borough of Hillingdon Council's Local plan and Supplementary Planning Documents.

The design and layout of the proposed is in line with the existing character of the area and recognises the scale, mass and roof form of the surrounding buildings.

The proposed development is sustainable and in lines with the Hillingdon Council.

The details of the proposed structure are given below:

Proposed Structure

The planned design proposes the loft floor to be converted into habitable space alongside some internal reconfigurations on the first floor for effective usage of space throughout the dwelling. The same stairwell is being proposed for the flight to the loft floor. A bedroom along with an ensuite has been proposed. An office space with a powder room has also been proposed along with a common pantry. This office space has been proposed to accommodate and provide a home office space for the family due to the increase in work from home needs arising from the pandemic.

The existing height of the loft floor is 2.1m which is not suitable for converting the space into habitable area.

Therefore, an increase in height of the ridge has been proposed to 2.8m along with 2 dormers each in the office and Bedroom 04, 1 dormer in the ensuite for the bedroom and a roof light has been installed in the pantry and the powder room for better ventilation and light.

The increase in the roof height has been proposed keeping in view the surrounding dwelling and is proposed similar to the house at 91 Abbotsbury Gardens, HA5 1TB which is right behind 94, Deane Croft road.

The proposed front elevation includes the proposed porch area with the main entrance door.

The proposed roof plan is L-shaped hip to gable roof with 5 dormers and 2 roof lights.

There are no changes in the side elevations apart from the change in height and incorporated dormers.

Tree Survey

The changes that have been proposed do not affect any areas outside the demise of the landowner and the changes do not result in any trees being affected. Thus, a tree survey won't be required.

Materials

All material choices will match the existing structure so that the proposed structure is indistinguishable from the existing.

Access

The access has been retained as existing.



Planning Policy Context

NPPF speaks about making effective use of the land. Paragraph 117 says “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”

The proposed development aims to use the existing land effectively in accordance to the NPPF to meet the growing family needs, especially for “Work from Home” space requirements.

Paragraph 127(c) of NPPF says, “Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change”.

The proposed development is designed to be sympathetic to the local character of the area as per NPPF.

Appropriate clauses of the NPPF and the Residential Design Guidelines

Policy 7.3 of the Residential Extensions 2009 guide states “Rear roof slope – visible from public highways: The degree of visibility and prominence of rear roof slopes varies considerably. However, it is common for rear elevations of houses to be visible from areas of public open space, public roads and car parks and on corner plots. As a general rule the more visible a roof is from public areas, the more important it is that it be well designed. The degree of public visibility will influence the assessment of visual impact in each case”. The rear roof is not visible from public roads as the property is located amongst other houses. Despite that, the rear roof slope has been carefully designed to not hamper the character of the original dwelling and to maintain the homogeneity of the neighbourhood.

Proportions:

Policy 7.5 states that “it is important to create an extension that will appear secondary to the size of the roof face within which it will be set”. The loft conversion is designed to be similar to the existing roof.

“Where the roof can be extended, the Council will recommend a small dormer window or rooflights.”

Smaller dormer are proposed to provide the necessary headheight in the loft space.

Height:

The overall height of the loft floor has been increased from 2.1m to 2.8m to provide the necessary comfortable headspace to all the areas in the loft since the office space would be used majorly for working from home and hence a comfortable headspace is a necessity and this is broadly in line with the heights of the neighbouring properties, in particular with the house right behind the house at 91, Abbotsbury Gardens, HA5 1TB.

Physical Appearance:

The proposed elevation has been carefully designed to create a homogeneous structure not hampering the character of the neighbourhood and the existing appearance of the property.

Conclusion

The proposed development is designed keeping in mind the policies set out in the NPPF, and the residential design guidelines and Local Plan for Hillingdon council. The proposed development is designed to be in conformity to the character and appearance of the area and the neighbouring residential amenities.

The sole purpose of the proposed development is to meet the growing needs of the family and to accommodate the increasing “Work from Home” culture.

For the above mentioned reasons, the development is considered to be appropriate in the area and as such it is humbly requested that the Local Authority grants the planning approval for the proposed application and start the construction of the same.



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