



**PLANNING STATEMENT for
A HOUSEHOLDER PLANNING APPLICATION at**

**1A TORRINGTON ROAD
RUISLIP
HA4 0AS**

CONTENTS

1. INTRODUCTION	3
2. SITE DESCRIPTION	4
3. THE PROPOSAL	5
4. PLANNING POLICY	6-7
5. CONCLUSION	8

Report Prepared by	iPlans
Date	17/08/2022

1. Introduction

1.1 iPlans has been instructed by Hassanain Dewji to submit a householder planning application for a two-storey rear extension, loft conversion and outbuilding.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

- 2.1 The site at 1A Torrington Road, Ruislip, HA4 0AS accommodates a detached property.
- 2.2 Photographs below show the front and rear elevations of the dwellinghouse.



- 2.3 The property façade is brick, and the fenestrations are uPVC.
- 2.4 Planning history for this property includes the following applications:
 - 2.4.1 21595/76/0521 – residential developments – 1 units
 - 2.4.2 21595/A/77/0619 - reserved mats. of outline 21595/760521
 - 2.4.3 21595/B/80/1402 – reserved mats. of outline 00000/1669 (P)
 - 2.4.4 21595/APP/2021/3024 – single storey building to rear for use as a granny annexe, following partial demolition of existing garage

3. The Proposal

3.1 This householder planning application is for a two-storey rear extension, loft conversion and outbuilding.

3.2 The proposed two storey rear extension will measure 2300mm deep. There will be 2x door and a window to the rear elevation overlooking the garden. At first floor there will be 2x window. It will have the same roof as the main roof.

3.3 The loft conversion will involve the creation of a side and rear dormer. There will be a window to the rear elevation and 2x window to the side elevation. The proposal includes the installation of 3x rooflights to the right plane and 1x rooflight to the left plane of the main dwelling roof.

3.4 The outbuilding will be located to the end of the garden. There will be a bi-folding door on the front elevation overlooking the garden and main house. There will be 2x window on the left elevation and a single door and window on the rear elevation. It will have a flat roof.

3.5 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Torrington Road without significantly affecting the traffic flow.

3.6 Waste from the site will be removed by skips with the appropriate street licences.

3.7 Hours of operation will be in accordance with the good contractors scheme. Work will take place between 8am to 5pm Monday-Friday and from 8.30am to 1pm on Saturday.

4. Relevant Planning Policy

4.1 The Local Plan Part 1 and 2 and Supplementary Planning Document have been consulted as part of this planning application.

4.2 Policy BE1 of the Local Plan Part 1 states that the council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. All new developments should achieve a high quality of design in all new buildings, alterations and extensions.

4.3 Policy DMHB 11 of the Local Plan Part 2 states that all development including extensions, alterations and new buildings will be required to be designed to the highest standards and incorporate principles of good design including harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures. Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

4.4 Policy DMHD 1 of the Local Plan Part 2 states that planning applications relating to alterations and extensions of dwellings will be required to ensure that there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area. There is the need to ensure that a satisfactory relationship with adjacent dwelling is achieved. New extensions should appear subordinate to the main dwelling in their floor area, width, depth and height. They should respect the design of the original house and be of matching materials. There should be no unacceptable loss of outlook to neighbouring occupiers. Single storey rear extension on to detached houses with a plot width of 5m or more should not exceed 4m in depth. 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 21m. Pitched roofs on extension should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported. Roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line. The council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable. All roof extensions should employ appropriate external materials and architectural details to match the existing dwelling.

4.5 Policy DMHD 2 of the Local Plan Part 2 states that the council will require residential outbuildings to meet the following criteria:

4.5.1 The building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers

- 4.5.2 The developed footprint of the proposed building must be proportionate to the footprint of the dwellinghouse and to the residential curtilage in which it stands and have regard to existing trees
- 4.5.3 The use shall be for a purpose incidental to the enjoyment of the dwellinghouse and not capable for use as independent residential accommodation and
- 4.5.4 Primary living accommodation such as bedroom, bathroom or kitchen will not be permitted

4.6 The Supplementary Planning Document reiterates what is said in Policy DMHD 1 and 2 of the Local Plan Part 2. In terms of rear extensions, they will only be allowed where there is no significant over-dominance, over-shadowing, loss of outlook and daylight. The first floor should not extend beyond a 45-degree angle. If this can be achieved, then the maximum depths (4m for detached house) can be applied however, these should not be exceeded (the dimensions illustrated are external and include any overhanging roof guttering added to the rear wall of the extension. They will also utilise the BRE 25-degree vertical test to assess impact of extension on daylight/sunlight levels. It is desirable that any two storey extension to a house with a pitched roof should also have a pitched roof. The new roof should appear subordinate to the original roof and so have a ridge height at least 0.5m lower than the original roof. Flat roofed extensions will not generally be accepted. The wall of the extension should be set in from the boundary by at least 0.25m so that any overhanging guttering does not encroach onto any neighbouring land. No direct overlooking will be permitted. As a guide, the distance should not be less than 21m between facing habitable room windows. The council will recommend a small dormer window or rooflights. If dormers are proposed on both the side and rear roof slopes, they must remain independent from each other and not wrap around to create one large extension. As a guide, any roof extension to a terraced house/small SD should be at least 0.3m below ridge, 0.5m above eaves and at least 0.5m from sides. For larger semi-detached and detached property, set ins should be increased to at least 1m. In terms of outbuilding, in order to prevent your outbuilding from overshadowing adjoining houses and patios, it should be positioned as far away from the house as possible. Large, detached outbuildings situated in close proximity to the house will therefore normally be refused permission. The outbuilding should be set in from the boundaries by at least 500mm. The external materials should be similar to the ones uses in the rear of the existing house. For a flat roof, the height should be no higher than 3m. Windows must only be placed on the elevation facing the owners main house and in no other walls. The building should leave a significant amount of private useable garden space for the residents to enjoy. The recommended amount of remaining private useable garden space is 60sqm for 3-bedroom house and 100 sqm for a 4 bedroom house. The outbuilding must only be used for normal domestic uses related to the residential use of the main house. The outbuilding cannot be used as a separate business unit or as a self-contained residential unit, as these could lead to a number of privacy, overlooking, noise and disturbance problems.

5. Conclusion

5.1 The householder planning application is for a two-storey rear extension, loft conversion and outbuilding.

5.2 The two-storey rear extension is of a small depth. It does not surpass the 45-degree line taken from the closest neighbouring window.

5.3 The proposed use of the outbuilding as an office/study with shower room is incidental to the main dwellinghouse.

5.4 I therefore hope you would approve the planning application.