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Planning Statement

For

Application for a Certificate of Lawful Development for conversion of roof space to habitable use to include a hip to gable extension and rear dormer,

At

33 Broadhurst Gardens, Ruislip HA4 9JQ

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Previous Application

A previous Certificate of Lawful Development Application Ref:587/APP/2022/289 was refused on 28 March 2022 at the adjacent property No. 33 for the following reason.

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class B, paragraph B.1(d)(ii) of the Town and Country Planning (General Permitted Development) (England) Order 2015, as the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than 50 cubic metres

The council had incorrectly taken the view that bedroom 5 on the side of the property was an extension and did not form part of the original house.

Discussions were held with the planning officer and a re-submitted Certificate of Lawful Development Application Ref: 3587/APP/2022/1315 is currently in progress at the adjacent property where additional supporting evidence has been provided to prove that the council were incorrect when making their decision and that the first floor side section is an original feature.

Proposed Development

The house styles in this part of Ruislip differ from in size from 3-bed to 4-bed depending on the shape of the plot.

Where plots were angled with more space available between the properties, they appear to have introduced the 4-bed house with the first-floor addition on the side to create the additional bedroom.

The original brochure is included in Appendix 1 below from the period of when these properties were built.

Some other nearby examples of similar styles of these larger houses can be seen at 17 & 19 Broadhurst Gardens, 3 & 5 Greencroft Avenue and 65 & 67 Ferncroft Avenue as shown in images

During a recent planning permission for a proposed extension at 5 Greencroft Avenue, Ref: **8956/APP/2021/3585** the case officer acknowledged that these first-floor side additions were original and not later extensions. Appendix 2

We are of the view that the council have made an error in determining the application at the adjacent property as the roof of the side extensions are clearly original and therefore should not have formed part of the 50 cubic metre volume calculations.



Image 1 Existing House showing matching brickwork and bonding at first floor level.



Image 2 33 Broadhurst Gardens



Image 3 17 & 19 Broadhurst Gardens



Image 4 3 Greencroft Avenue



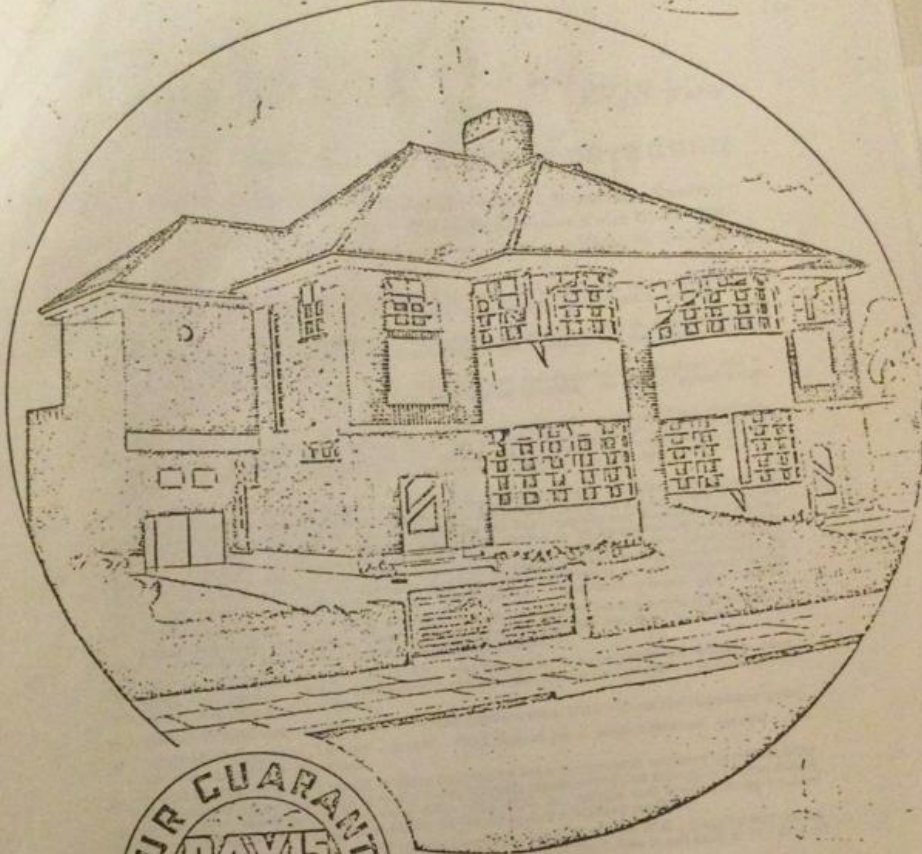
Image 5 5 Greencroft Avenue



Image 6 65 Ferncroft Avenue

Appendix 1

LONDON



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Type **E.C. 12.**
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Type E.C. 12.

from 22/8 Weekly

FREEHOLD & SEMI-DETACHED

ACCOMMODATION: Hall—Drawing Room—
Dining Room—Tiled Kitchen—Four Bedrooms
Tiled Bathroom and Two W.C.s.—Built-in Garage.

THIS house is similar to type E.C.11, but with four bedrooms, all of good size, well-proportioned living rooms and built-in garage. Crittall metal casement windows are fitted throughout.

- **HALL.** Of generous proportions and well lighted. There is a cloakroom equipped with modern lavatory basin and W.C. A two-way electric light switch controls the lighting and an electric front-door bell is provided.
 - **DRAWING ROOM.** 16' 3" x 12' 6". With large and well-designed bay window. Has a coal fireplace of modern design with very attractive tile surround. An electric power point is included.
 - **DINING ROOM.** 13' 4" x 11' 1". This room is well lighted by large casement windows and French casement doors leading on to the garden. A coal fireplace with handsome tile surround is fitted. A plug connection for radio aerial and earth, the former located in the roof, is a standard fitting, in addition to an electric power point. A portable electric fire is also supplied.
 - **KITCHEN.** This is well planned for efficient and easy working. A modern stainless steel sink and combined draining board is fitted, with cupboards beneath. A gas copper is included and there is a gas point for cooker, usually hired from the Gas Company and fitted free of charge. Constant hot water is supplied to bathroom, kitchen and cloakroom by an enamelled independent boiler. A fully fitted kitchen cabinet and a series of useful store cupboards complete the equipment. The walls are tiled to ceiling and all taps and fittings are chromium-plated, having the double merit of saving work and improving the appearance of the kitchen. There is a well-ventilated larder and an electric point for an iron with separate switch control. A coal bunker is provided outside.
 - **FIRST BEDROOM.** 16' 7" x 12' 9". With a large bay window adding to the pleasing effect and giving useful extra floor space. A coal fireplace with tile surround is fitted and an electric power point and an extra lighting point are provided.
 - **SECOND BEDROOM.** 13' 4" x 11' 1". Well lighted by a large casement window overlooking the garden. A coal fireplace with modern tile surround is installed. A power point and an extra lighting point are fitted.
 - **THIRD BEDROOM.** 9' 10" x 8' 0". A very pleasant room fitted with an electric power point.
 - **FOURTH BEDROOM.** 9' 10" x 7' 10". Well lighted by a large casement window. An electric panel fire is provided.
 - **BATHROOM.** Tiled all round to dado height and has a square-end enclosed panelled bath with shower spray and large lavatory basin, all with chromium-plated fittings, a mirror-faced shaving cabinet, towel rail, built-in soap dish. The W.C. is separate and fitted with up-to-date sanitary equipment. A large heated airing cupboard is on the landing outside.
- N.B.—The purchaser has the option of having a combined bathroom and W.C., thereby increasing the size of the fourth bedroom to 13' 0" x 7' 10", provided the house is not built at the time of purchase.
- **GARAGE.** Soundly constructed of brickwork, measuring 16' 0" x 7' 10". It accommodates a car of average size, and is fitted with easily operated sliding doors.
 - **ELECTRIC LIGHT FITTINGS.** All electric light fittings, bulbs and shades of attractive design are supplied and fixed.
 - **INTERNAL DECORATIONS TO CHOICE.** A large and varied selection of modern finishes is available.
 - **GAS POINTS.** Gas points are provided in principal rooms, kitchen and bathroom.
 - **GARDENS.** Are long and wide, both front and rear.

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Appendix 2

Extract from Officer Report Application Ref: 8956/APP/2021/3585 at 5 Greencroft Avenue

The host dwelling, just like no.3 and no.4 and no.6 opposite have a very similar character in terms of their form, proportion and appearance. Furthermore, the majority of the properties which includes no.15, no.17, no. 19 and no. 21 on Broadhurst Gardens are similar to the host dwelling which includes the set back two-storey side (assumed original) extension. The proposal would remove the two-storey side addition alongside the car port running along the boundary of no.7 Greencroft Avenue and construct a two-storey side extension.