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PLANNING STATEMENT

Proposed Single-Storey Rear Infill and Part-Side Extension

117 Bury Street, Ruislip, HA4 7TF

Applicant: Mr Vladyslav Bodnarchuk

Agent: SM10 Studio Architecture Ltd

1. Introduction

This Planning Statement has been prepared by SM10 Studio Architecture Ltd in support of a Householder Planning Application at 117 Bury Street, Ruislip, HA4 7TF.

The application seeks planning permission for:

- a single-storey rear infill extension;
- a part single-storey side extension extending to the line of the existing rear wall;
- associated external alterations; and
- internal alterations to improve the accommodation within the existing dwelling.

The proposal has been designed to provide practical and improved family accommodation while remaining subordinate to the existing bungalow and respecting the character and residential amenity of the surrounding area.

A separate and coordinated application for a Certificate of Lawfulness for Proposed Development is being submitted for a hip-to-gable roof enlargement, rear dormer extension and two front rooflights. That application would facilitate two additional loft bedrooms and a shower room.

The roof works do not form part of this Householder Planning Application, but they are relevant to understanding the overall improvement of the dwelling and the resulting family accommodation.

2. Site and Surrounding Area

The application site is located at 117 Bury Street, Ruislip, HA4 7TF.

The property is a single-storey bungalow in established residential use within Use Class C3. It is positioned within a long residential plot and benefits from an existing front garden, driveway and substantial rear garden.

The surrounding area is predominantly residential and contains a mixture of bungalows and houses of varying architectural appearance. A number of properties within Bury Street and the wider area have been altered and extended over time.

The proposal would retain the existing use of the property as a single dwellinghouse.

3. Existing Property

The existing bungalow provides two bedrooms together with a reception room, dining room, kitchen, bathroom, separate WC, boiler and utility area, and associated circulation and storage space.

The property has an irregular rear building line formed by existing rear projections and recessed areas.

The existing rear bedroom is positioned beyond the principal rear living accommodation and limits the ability to create an open and interconnected kitchen, dining and family area.

The existing internal arrangement also provides limited utility and bathroom facilities for the needs of the applicant's growing family.

The proposal has therefore been developed to make more efficient use of the existing footprint and the recessed areas at the rear and side of the property.

4. Proposed Development

The proposal comprises a modest single-storey rear infill extension and a narrow part-side extension.

The rear infill would occupy the recessed area between the existing parts of the dwelling. It would align with the established rear building line and would not create a substantial additional projection into the rear garden.

The part-side extension would occupy the area alongside the existing bungalow and would extend rearwards to meet the existing rear wall. It would remain substantially behind the principal front elevation.

The extensions would remain single storey throughout and would be covered by a flat or low-profile roof.

The proposed works would facilitate:

- an enlarged open-plan kitchen and dining area at the rear;
- an adjoining family lounge area;
- a separate utility room;
- an ensuite serving the principal ground-floor bedroom;
- a main family bathroom;
- retention of two ground-floor bedrooms;
- improved circulation and storage; and
- improved access and outlook towards the rear garden.

The existing rear bedroom would be incorporated into the enlarged kitchen and dining area. The existing dining room would be converted into a bedroom, thereby retaining two bedrooms at ground-floor level.

The proposal would remain in use as a single family dwellinghouse. No subdivision or separate residential unit is proposed.

5. Coordinated Loft Accommodation

A separate Certificate of Lawfulness application is being submitted for:

- a hip-to-gable roof enlargement;
- a rear dormer extension;
- two rooflights within the front roof slope;
- two loft bedrooms; and
- a shower room accessed from the loft landing.

The ground-floor and loft proposals have been designed together as a coordinated scheme to improve the property for the applicant's growing family.

The existing bungalow currently provides two bedrooms. The Householder Planning Application would retain two bedrooms at ground-floor level, while the separate lawful roof development would provide two additional bedrooms within the loft.

When considered as an overall coordinated project, the dwelling would therefore increase from two bedrooms to four bedrooms, rather than resulting in any loss of family accommodation.

The existing rear bedroom is being reconfigured to create the principal kitchen, dining and family space because the additional bedroom accommodation would be provided within the converted loft.

The resulting arrangement would provide a balanced family home comprising:

- two ground-floor bedrooms;
- two loft bedrooms;
- a ground-floor ensuite;
- a main ground-floor bathroom;
- a loft shower room;
- a separate utility room; and
- an enlarged open-plan kitchen, dining and family area.

6. Planning Policy Framework

The application should be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

The relevant planning framework includes:

- the National Planning Policy Framework;
- the London Plan;
- the Hillingdon Local Plan Part 1: Strategic Policies;
- the Hillingdon Local Plan Part 2: Development Management Policies; and
- relevant supplementary planning and design guidance.

The principal local policy relevant to the proposal is Policy DMHD 1, which relates to alterations and extensions to residential dwellings.

Policy DMHD 1 seeks to ensure that residential extensions:

- do not adversely affect the character and appearance of the street or wider area;
- achieve a satisfactory relationship with neighbouring dwellings;
- appear subordinate to the main dwelling;
- respect the design and materials of the original property;
- avoid unacceptable loss of outlook;
- retain adequate garden space;
- retain adequate parking; and
- retain existing trees, hedges and landscaping where appropriate.

The policy also provides specific guidance in relation to the scale, depth, width and height of rear and side extensions.

7. Principle of Development

The principle of extending an existing dwelling within an established residential area is acceptable, subject to an appropriate design and the protection of neighbouring residential amenity.

The proposed development would remain ancillary to the existing bungalow and would not result in any change of use or creation of an additional residential unit.

The works would enable the existing property to better meet the needs of the applicant and their growing family without requiring redevelopment of the site.

The proposal is therefore acceptable in principle.

8. Design, Scale and Appearance

The extensions have been deliberately designed as modest and subordinate additions to the existing bungalow.

The rear element primarily fills an existing recessed area rather than creating a substantial new projection into the garden. Its rear elevation would align with the established rear building line of the existing dwelling.

The side extension is narrow in width and occupies only a limited proportion of the side of the property. It remains materially less than half the width of the original dwelling and is therefore visually subordinate.

The side extension would also remain set well behind the principal front elevation. It would consequently have limited visibility from Bury Street and would not disrupt the established frontage or building line.

The extensions remain single storey and are significantly lower than the main roof of the bungalow. The proposed roof form is simple and discreet and would not compete with or dominate the original dwelling.

The external walls would be finished in materials to match or closely complement the existing bungalow. Windows, doors, rainwater goods, fascia and other external details would similarly be selected to integrate with the appearance of the existing property.

The scale, position and external treatment of the extensions would therefore respect the form and character of the original bungalow and the wider residential setting.

9. Rear Extension

The proposed rear extension is principally an infill addition between existing parts of the dwelling.

It would not create a substantial projection beyond the established rear wall and would therefore avoid an excessive increase in the apparent depth of the property.

The proposal would regularise the existing rear building line and provide a more coherent relationship between the internal living accommodation and the rear garden.

The extension would remain single storey and would be formed beneath a flat or low-profile roof of an appropriate domestic height.

The rear elevation would incorporate glazed doors and windows facing into the applicant's own garden. These openings would improve daylight, outlook and access to the garden without giving rise to harmful overlooking of neighbouring properties.

The rear element is therefore proportionate to the dwelling and compatible with the relevant design principles for rear extensions.

10. Side Extension

The part-side extension would be positioned alongside the middle and rear portion of the existing bungalow.

It would remain substantially set back from the principal front elevation and would therefore have limited impact upon the appearance of the property from the street.

Its width would remain materially less than half the width of the original dwelling, ensuring that it reads as a subordinate addition rather than a dominant extension.

The side extension would be fully contained within the application site and would not oversail or encroach upon the neighbouring property.

Its modest single-storey height and limited width would preserve the openness alongside the dwelling as far as reasonably possible while facilitating the utility, bathroom and ensuite accommodation.

The side extension therefore accords with the design principles applicable to single-storey side additions.

11. Residential Amenity

The proposal has been carefully designed to avoid unacceptable effects upon neighbouring residential amenity.

11.1 Outlook and sense of enclosure

The extensions would remain single storey and would be positioned alongside the middle and rear parts of the property.

The rear infill would not project materially beyond the existing rear building line. It would therefore not introduce a substantial additional structure adjacent to neighbouring gardens or habitable-room windows.

The side extension would have a modest height and width and would not create an overbearing or oppressive relationship with the adjoining property.

The proposal would consequently preserve a reasonable outlook for neighbouring occupiers.

11.2 Daylight and sunlight

The limited height and projection of the proposed extensions would minimise any effect upon daylight and sunlight received by neighbouring properties.

The rear element follows the existing rear building line, while the side element remains single storey and is located within the existing side area.

Comparative sunlight analysis has been prepared for the existing and proposed arrangements. This demonstrates that the modest extensions would not result in a material or unacceptable increase in overshadowing to surrounding properties.

The proposal would therefore retain an appropriate level of daylight and sunlight for neighbouring occupiers.

11.3 Privacy and overlooking

The proposal does not introduce any elevated terrace, balcony, roof garden or raised platform.

The principal new openings would face towards the applicant's rear garden.

Any side-facing bathroom or ensuite glazing would be obscure glazed and non-opening below 1.7 metres above finished floor level, where required, to protect neighbouring privacy.

The development would therefore avoid direct or harmful overlooking and would preserve the privacy of neighbouring occupiers.

11.4 Noise and disturbance

The proposed accommodation would remain in conventional residential use as part of the existing dwellinghouse.

No commercial activity, separate dwelling or intensified non-residential use is proposed.

The development would not therefore generate any materially greater level of noise or disturbance than would ordinarily be expected from a family home.

12. Relevant Neighbouring Planning History

The adjoining property at 115 Bury Street was granted planning permission under application reference 55706/APP/2014/448 for a part single-storey rear extension with rear rooflights.

The Council accepted the principle, scale and residential amenity impacts of a single-storey rear addition at the immediately neighbouring bungalow, subject to conditions requiring matching external materials and controlling additional openings towards the adjoining property.

Although each application must be considered on its own merits and against the current development plan, the adjoining approval provides relevant contextual support for the principle of a modest single-storey rear addition within this part of Bury Street.

The current proposal at 117 Bury Street is primarily an infill extension following the existing rear building line, together with a narrow part-side addition. It would remain single storey, subordinate to the bungalow and designed to avoid unacceptable effects upon neighbouring outlook, privacy, daylight and sunlight.

13. Garden and Outdoor Amenity Space

The property benefits from a long and substantial rear garden.

The proposed extension occupies only a limited area immediately adjoining the existing dwelling. A significant and usable rear garden would remain following completion of the development.

The proposed rear doors would improve the relationship between the principal family accommodation and the garden.

The proposal therefore retains adequate private outdoor amenity space for the enlarged family dwelling.

14. Parking and Highway Considerations

The proposal does not alter the existing vehicular access or driveway.

The established off-street parking arrangement at the front of the property would remain available.

The development would not create a separate dwelling or otherwise result in a material intensification of use requiring additional access or servicing arrangements.

The proposal would consequently have no unacceptable effect upon highway safety or local parking conditions.

15. Trees, Landscaping and Drainage

The proposed extensions are positioned immediately adjacent to the existing dwelling and would not require development across a substantial portion of the rear garden.

Existing boundary treatment and the principal garden area would be retained.

Surface-water drainage from the new roof would be appropriately connected to a suitable drainage system, with details addressed through the Building Regulations process.

Where technically feasible, surface-water drainage would follow sustainable drainage principles and avoid increasing the rate of runoff from the site.

The position of existing drainage runs and inspection chambers will be reviewed during the technical design stage. Any separate water-authority approval or build-over agreement required would be obtained before construction.

16. Internal Accommodation

The internal alterations have been designed to improve the functionality of the bungalow for a growing family.

The proposed ground floor would provide:

- two bedrooms;
- an ensuite serving the principal bedroom;
- a main family bathroom;
- a separate utility room;
- an open-plan kitchen and dining area;
- a family lounge area; and
- improved circulation and storage.

The existing rear bedroom would be incorporated into the enlarged kitchen and dining accommodation, while the existing dining room would become the second ground-floor bedroom.

Two further bedrooms and a shower room are proposed within the loft through the separate Certificate of Lawfulness application.

The accommodation would remain linked and function as one single dwellinghouse.

The overall coordinated arrangement would provide a practical four-bedroom family home and would not result in the subdivision of the property or the loss of residential accommodation.

17. Separate Roof Application

The applicant is separately seeking a Certificate of Lawfulness for Proposed Development for:

- a hip-to-gable roof enlargement;
- a rear dormer extension;
- two rooflights to the front roof slope;
- two loft bedrooms; and
- a loft shower room.

Those works are being assessed separately under the relevant permitted-development legislation.

This Householder Planning Application relates only to the proposed single-storey rear infill and part-side extensions and associated ground-floor alterations.

The two applications have been designed in a coordinated manner to ensure that the completed dwelling has a coherent appearance and provides suitable accommodation for the applicant's family.

The Householder Planning Application retains two bedrooms at ground-floor level. Together with the two loft bedrooms proposed through the separate lawful development application, the completed dwelling would provide four bedrooms in total.

18. Other Consents

Planning permission does not remove the requirement to comply with other relevant legislation and consents.

The proposed development will also be subject to, where applicable:

- the Building Regulations;
- structural design and calculations;
- the Party Wall etc. Act 1996;
- drainage and water-authority requirements;
- statutory undertaker requirements; and
- private covenants or property rights.

These matters will be addressed separately as the project progresses.

19. Conclusion

The application seeks permission for a modest single-storey rear infill and part-side extension at 117 Bury Street.

The proposal:

- remains subordinate to the original bungalow;
- primarily fills an existing recess at the rear;
- does not materially project beyond the established rear building line;
- provides a narrow side addition well behind the principal front elevation;
- remains materially less than half the width of the original dwelling;
- uses materials compatible with the existing property;
- preserves the character and appearance of the street;
- avoids unacceptable loss of outlook, privacy, daylight or sunlight;
- retains a substantial rear garden;
- retains the existing parking arrangement;
- retains two bedrooms at ground-floor level; and
- forms part of a coordinated scheme that would provide two additional loft bedrooms under a separate Certificate of Lawfulness application.

The overall development would increase the existing bungalow from two bedrooms to four bedrooms and provide practical accommodation for the applicant's growing family.

The proposal is therefore considered to accord with the relevant national, London-wide and local planning policies, including Policy DMHD 1 of the Hillingdon Local Plan Part 2.

It is respectfully requested that the London Borough of Hillingdon grants Householder Planning Permission for the proposed development.