

DESIGN STATEMENT

FOR A CERTIFICATE OF LAWFUL USE (PROPOSED)

PROPOSED CONVERSION OF ROOF TO INCLUDE HIP TO GABLE AND REAR DORMER EXTENSION
& FRONT PORCH TO DWELLING

122 RAYNTON DRIVE
HAYES
MIDDLESEX UB4 8BG



STATEMENT PREPARED BY:

TURNER:
DESIGNS

DATE PREPARED: FEB 26

REV:

INTRODUCTION

SITE ADDRESS:
122 Raynton Drive
Hayes
Middlesex UB4 8BG

APPLICANT:
Mr. I. Boksh

AGENT:
Nick Turner
Suite 241
266 Banbury Road
Oxford
Oxon. OX2 7DL

INTRODUCTION:

This Design & Access Statement accompanies an application for the conversion of the attic including a hip to gable and rear dormer extension to the dwelling and a front porch to form additional accommodation. This statement has been written to comply with the requirements of Article 4C of the Town & Country Planning Act (2005). The key objective of this proposal is to obtain permission for the proposals under a Certificate of Lawful Use.

PLANNING HISTORY:
none.

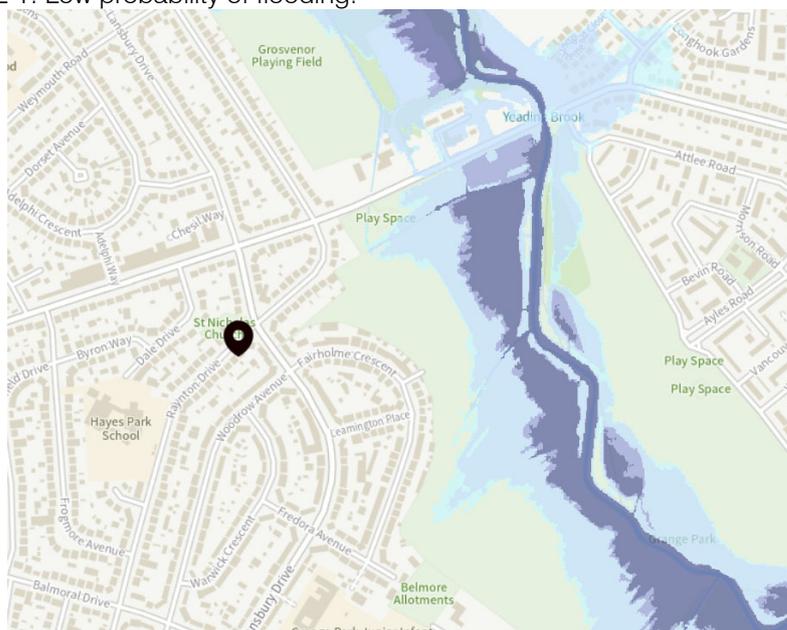
PLANNING POLICY:

The application has had due regard to the adopted Hillingdon Council Local Plan, as well as the relevant SPD that have been subsequently adopted and Design Guide information.

The site is not located within a Conservation Area. The building is not a Listed Building nor is it close to or impact upon any adjacent Listed Buildings.

FLOOD RISK:

A preliminary check online with the Environment Agency notes that the site is located within:
ZONE 1: Low probability of flooding:



Rivers and sea map

Yearly chance of flooding

- Flood area (extent)
- High chance
- Medium chance
- Low chance
- Very low chance

Yearly chance of flooding between 2036 and 2069

- Flood area (extent)

Map details

- Show flooding
- Selected address

EXISTING USE

GENERAL:

Raynton Drive is a secondary road in the residential area of Hayes. It is a through road that connects between Lansbury and Balmoral Drives and to the wider area. It is a predominantly residential area. The area is highly sustainable, being very close to public transport routes, with buses and cycle lanes. The wider area also benefits from schools, shops and other community facilities within easy reach.

The street is characterized by regular semi detached dwellings to both sides of the highway. The properties were built post war as estate housing and reflect that with plain architectural styling including vertical tile hanging to upper floor level and hipped roofs. There is some soft landscaping to the front gardens, which softens the openness and character of the street.

This section of the street runs approximately north - south. The properties are located to both sides of the street. Generally, the properties in the area have modest front garden spaces, with off street parking generally provided to the front garden areas. Rear gardens are more generous and suit family sized houses.

THE SITE:

No. 122 is located to the eastern side of the highway and is a three bedroom dwelling over two storeys. The property is the southern half of the semi detached pair. The property is a typical example with a front facing living room and kitchen dining space opening onto the rear garden. At first floor there are three bedrooms and bathroom. The property is centrally located on the plot. The house has been extended in the past with a single storey conservatory.

The house itself is finished with facing brickwork (front elevation only) and roughcast render to ground floor and with roughcast render to upper floor level; upvc casement windows with side hung opening lights. Roofs are finished with concrete plain tiles. The site is generally level.

PROPOSED DESIGN & JUSTIFICATION:

PROPOSALS:

The current proposals are for the extension and conversion of the existing attic, including a hip to gable and rear flat roof dormer extension to the original dwelling. The application is being made under a Certificate of Lawful Use (Proposed) and comply with the restrictions for such development as noted below:

CLASS B:

The enlargement of a dwelling house consisting of an addition or alteration to its roof:

A loft conversion for your house is considered to be permitted development, not requiring a planning application for planning permission, provided certain limits and conditions are met:

1. Loft conversions are not permitted development for houses on designated land.

- The dwelling does not sit on designated land and the restriction does not apply.

2. To be permitted development any additional roofspace created must not exceed these volume allowances: 50m³ for detached and semi detached houses (including previous additional roofspace).

- Existing conservatory roof: $(1.6\text{m} \times 1.4\text{m}^2) = 2.2\text{m}^3$
- The proposed roof volume includes:
Hip to gable extension: $1/3(11.8\text{m}^2 \times 4\text{m}) = 15.7\text{m}^3$

Rear dormer: $4.7\text{m}^2 \times 5.6\text{m} = 29.3\text{m}^3$

Total roof volume proposed = 44.2m^3

The proposed volume of the rear dormer is within the limitations of the volume allowances.

3. An extension beyond the plane of the existing roof slope of the principal elevation that fronts a highway is not permitted development.
 - The proposed hip to gable extension continues the existing front roof pitch; the rear dormer extension is to the rear of the property and therefore complies with the restriction.
 - Proposed rooflights to the front elevation are to be installed in line with the roof slope.
4. Materials to be similar in appearance to the existing house.
 - The proposed extension will be constructed in materials to match the original house.
5. No part of the extension to be higher than the highest part of the existing roof.
 - The rear extension roof sits below the existing ridge line and therefore complies with the restriction.
6. Verandahs, balconies or raised platforms are not permitted development.
 - The extension does not have a verandah or balcony (excluding a Juliette balcony) and therefore complies with the restriction.
7. Any side facing windows must be obscure glazed and non opening unless the parts which can be opened are more than 1.7 metres above the floor of the room in which it is installed
 - The extension does propose a side facing window and this will be non opening and obscure glazed to comply with the restriction.
8. Roof extensions, apart from hip to gable ones to be set back as far as practicable, at least 20cm from the original eaves. The 20cm measurement is measured along the roof plane.
 - The proposed rear dormer extension is set well back to ensure compliance with the restriction.
9. Work on a loft or roof may affect bats. You need to consider protected species when planning work of this type. A survey may be needed and if bats are using the roof then a licence may be required.
 - An initial visual inspection of the roof space does not show any evidence of bats and therefore the proposals comply with the restrictions.

In respect of the above, therefore, it is considered that the proposed extensions comply with the conditions under Class B of the permitted development guidelines. As such the proposed conversion and extension is lawful and a Certificate of Lawful Use should be granted.

CLASS D:

The erection or construction of a porch outside any external door of a dwelling house.

Adding a porch to any external door of your house is considered to be permitted development, not requiring an application for planning permission, provided the following limits and conditions are met:

1. A porch can be constructed outside an external door of a house providing that the ground area of the porch, measured externally, does not exceed three square metres
 - The proposed porch measures $2.5 \times 1.2\text{metres} = 3.0\text{m}^2$ and thus complies with the restriction
2. A porch can be constructed outside an external door of a house providing that the highest part of the porch not to exceed three metres.
 - The ridge to the proposed porch is 2.990metres and thus complies with the restriction.

3. A porch can be constructed outside an external door of a house providing that no part of the porch is within two metres of any boundary that fronts a highway.

- The porch is not within two metres of any boundary and thus complies with the restriction.

In respect of the above, therefore, it is considered that the proposed extensions comply with the conditions under Class D of the permitted development guidelines. As such the proposed conversion and extension is lawful and a Certificate of Lawful Use should be granted.

Nick Turner
Turner Designs