

DESIGN & ACCESS STATEMENT

14 Sunnydene Avenue, HA4 6AF

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01

Introduction

This Statement has been prepared on behalf of our client to support their application for the development of 14 Sunnydene Avenue, HA4 6AF. The property is in the London Borough of Hillingdon and is not in a conservation area. The property is neither statutorily nor locally listed.



Front elevation



Rear elevation

The Property

14 Sunnydene Avenue HA4 6AF is a 3 bedroom bungalow. The property is detached, set back from the road with a large rear garden.

Proposals

Permission is sought for the following proposal:

- 1) Single storey extension to the rear and side with four rooflights.**
- 2) Modification of the roof form to include for a hipped gable to both sides, two dormers to the front roof slope, two dormers and a rooflight to the rear roof slope.**

Planning Considerations

London Plan 2021; Hillingdon Local Plan (2012); Supplementary Planning Guidance / Documents; the National Planning Policy Framework (NPPF)



14 Sunnydene Avenue, HA4 6AF

02 Planning history

14 Sunnydene Avenue, HA4 6AF

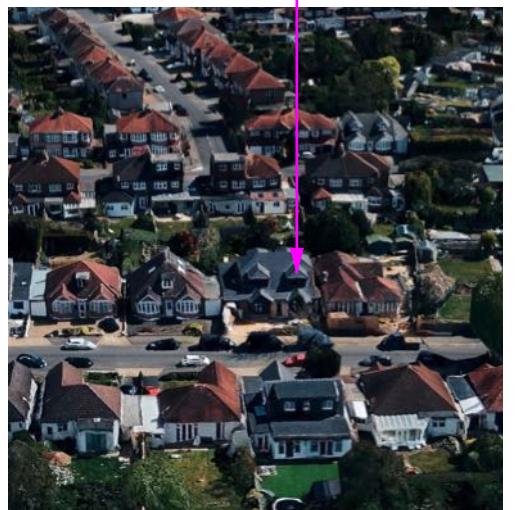
No planning history

Relevant planning history

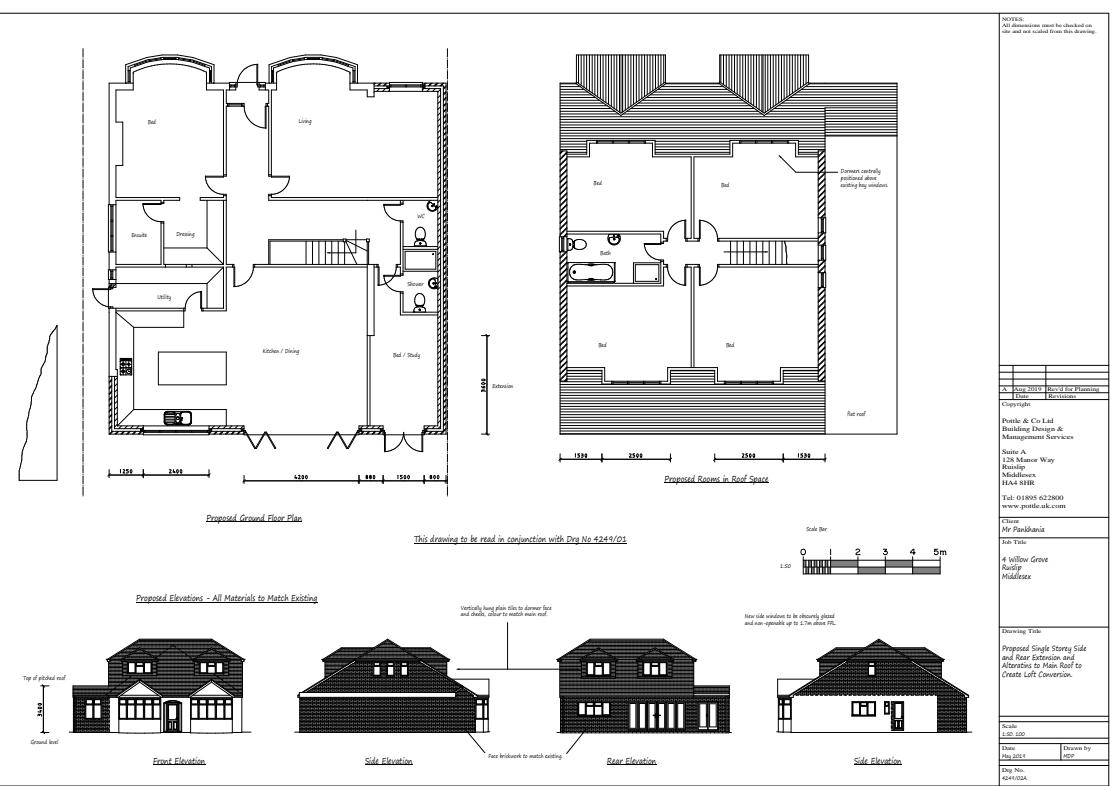
Reference	74874/APP/2019/1907
Status	Approval
Proposal	Single storey side/rear extension and enlargement and raising of roof to create habitable roof space to include 2 front and 2 rear dormers.
Location	4 WILLOW GROVE RUISLIP HA4 6DF
Ward	MANOR
Case Officer	Liz Arnold
Received	06-06-19
Validated	13-06-19
Decision By	08-08-19
Neighbours	Consultation Started : 17-06-19, Comments Due : 08-07-19
Site Notice	Posted : 19-06-19, Displayed Until : 17-07-19
Decided	08-08-19
Agent	Mr Mark Pottle Suite A 128 Manor Way Ruislip HA4 8HR
Reference	1025/APP/2012/2957
Status	Approval
Proposal	Single storey side/rear extension and raising of roof to allow for conversion of roof space to habitable use to include 2 rear dormers, 2 front dormers and 1 rear rooflight involving alterations to existing rear element and demolition of existing side element
Location	35 EVERSLY CRESCENT RUISLIP
Ward	MANOR
Case Officer	Henrietta Ashun
Received	28-11-12
Validated	06-12-12
Decision By	31-01-13
Neighbours	Consultation Started : 10-12-12, Comments Due : 31-12-12
Site Notice	Posted : 12-12-12, Displayed Until : 09-01-13
Decided	30-01-13
Agent	Mrs E Sergiou STUDIO 136 ARCHITECTS LTD 122 KENTON ROAD KENTON MIDDLESEX HA3 8AL
Reference	78952/APP/2024/2097
Status	Approval
Proposal	Erection of a single storey rear extension, raising of ridge height, conversion of garage to habitable use and roof to be raised, application of render, and existing conservatory to be demolished.
Location	5 SUNNYDENE AVENUE RUISLIP HA4 6AF
Ward	RUISLIP MANOR 2022
Case Officer	Becky Smith
Received	05-08-24
Validated	05-08-24
Decision By	09-10-24
Neighbours	Consultation Started : 12-08-24, Comments Due : 03-09-24
Decided	09-10-24
Agent	Miss Mackenzie Peltcher 85 Uxbridge Road Ealing Cross London W5 5BW
Reference	20432/APP/2007/133
Status	Approval
Proposal	CONVERSION OF ROOF FROM HIP TO GABLE ENDS INCORPORATING TWO REAR FACING DORMERS AND TWO FRONT ROOFLIGHTS TO ALLOW FOR ENLARGED ROOFSPACE AS HABITABLE ACCOMMODATION
Location	45 CRANLEY DRIVE RUISLIP
Ward	MANOR
Case Officer	Sonia Bowen
Received	15-01-07
Validated	15-01-07
Decision By	12-03-07
Neighbours	Consultation Started : 29-01-07, Comments Due : 08-03-07
Site Notice	Posted : 25-01-07, Displayed Until : 22-02-07
Decided	09-03-07
Agent	G.E. Pottle & Co. Suite B, 128 Manor Way Ruislip Middlesex HA4 8HR
Reference	65094/APP/2012/117
Status	Approval
Proposal	Single storey rear extension, single storey front extension and raising of roof to allow for additional habitable space to include 2 front dormers, 1 rear dormer, 1 front rooflight and 1 rear rooflight, and vehicular crossover to front.
Location	144 HOYLAKE CRESCENT ICKENHAM UB10 8JJ
Ward	ICKENHAM
Case Officer	Mandeep Chagger
Received	20-01-12
Validated	31-01-12
Decision By	27-03-12
Neighbours	Consultation Started : 01-02-12, Comments Due : 22-02-12
Site Notice	Posted : 01-02-12, Displayed Until : 29-02-12
Decided	26-03-12
Agent	MR GAVIN WILLIAMS 144 HOYLAKE CRESCENT ICKENHAM MIDDLESEX UB10 8JJ

PRECEDENTS OF SIMILAR GROUND AND DORMER EXTENSIONS

4 Willow Grove



4 Willow Grove is a 2 bed bungalow with the existing loft not converted for use. Planning has been achieved to convert the loft into a gable end with 4 bedrooms on 2 dormers to the front and 2 to the rear. The property has been extended to the side and 3.6m to the rear on the ground floor and a roof extension to the rear on the first floor.



35 Eversley Crescent



35 Eversley Crescent is a 3 bedroom bungalow. Planning was achieved for a hip to gable conversion and extension to the ground floor of the existing dwelling. The loft extension includes 2 proposed dormers to the front and 2 to the rear. The roof has been increased in height and depth, extending to the rear wall of the ground floor extension.



03 Proposed

Permission is sought for the following proposal:

- 1) Single storey extension to the rear and side with four rooflights.
- 2) Modification of the roof form to include for a hipped gable to both sides, two dormers to the front roof slope, two dormers and a rooflight to the rear roof slope.

14 Sunnydene is currently a detached 3 bed bungalow. This planning application seeks to extend the ground floor and raise the roof level by 1090mm in order to upgrade the housing quality.

The ground floor will extend to the side in line with No 12 at the front and extend by 1.875m from the existing rear wall. Note this is not as deep as the neighbouring extension at number 12. The proposed sliding doors will be finished in powder coated aluminium and walls finished in painted render to match the existing.

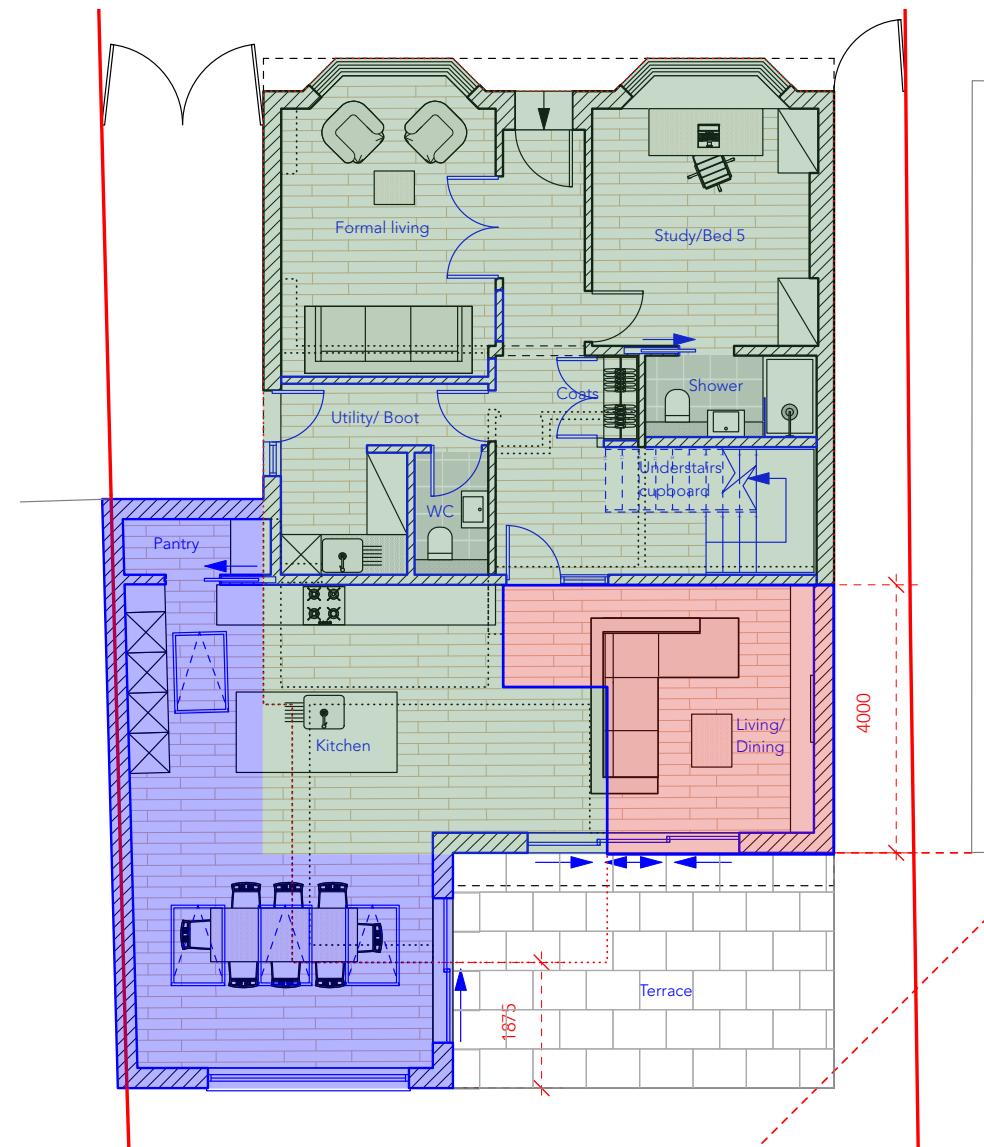
The proposal increases the ridge height by 1.09metres including x2 dormers to the front and rear. The proposed dormers will provide better head height for the habitable rooms.

The dormers will be clad in roof tiles to match the existing and with new timber framed windows.

The proposal has been carefully considered in line with other developments in the area. Please refer to the precedents to the right of the page and area schedule below.

	Ground floor	First floor (above 1.5m)		Existing/Proposed difference (m ²)
Existing (m ²)	76.9	0		0m ²
Proposed (m ²)	114.0	61.0		98.1m ²

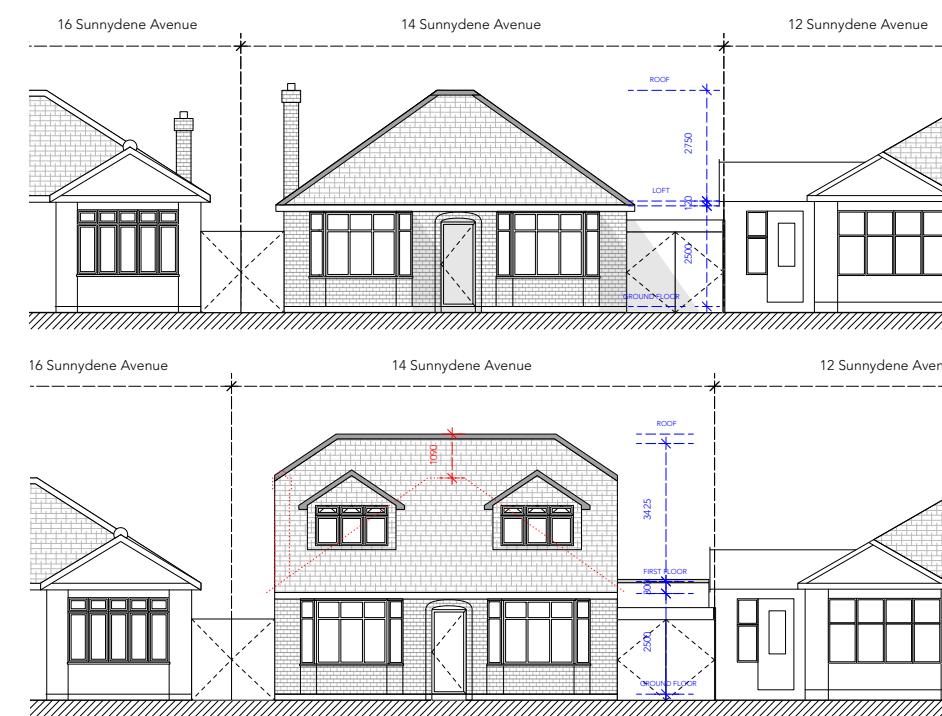
Existing/Proposed area schedule



Hip to gable roof conversion with the inclusion of 2 dormers to the front and 2 to the rear. The roof extension will allow for 3 bedrooms and the increased headheight will provide a better quality home. The roof will extend 4.4m from the existing rear wall, in line with other roof extensions in the area.

Extension to the rear and side in line with No. 12 and extending 1.875m from the existing rear wall. Please note the rear extension does not extend as far as No. 12. The extension will have a maximum height of 3m.

Rear infil extension, filling in 4m deep to the rear while maintaining the side entrance.



Existing front elevation

Proposed front elevation

04 Summary

MATERIALS

- + Window (rear extension): Powder coated aluminium framed
- + Window (Dormer and side extension): UPVC
- + Sliding Door: Powder coated aluminium framed
- + Ground floor extension walls: Painted render to match the existing
- + Ground floor roof: Grey coping stone
- + Dormer cheeks and roof: Roof tiles to match the existing

BICYCLES

Secure covered storage for 2x bicycles is shown to the rear garden.

REFUSE

Covered refuse store to the front of the property in a convenient location for access and collection.

ACCESS

Access to the property remains as existing, from the front and side.

SUMMARY

The proposal has been sensitively designed and by reason of its size, position and detailed design would preserve and enhance the character and appearance of the area .

It is also concluded that the works would not impact harmfully upon levels of amenity enjoyed by residents of neighbouring properties. Therefore, it is concluded that the development would be in accordance with the relevant policies of the development plan.