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Planning Statement



Erection of a two-storey rear extension, a first-floor rear extension, a single storey rear extension, front porch extension, changes to the roof and fenestration, loft conversion and part garage conversion to habitable accommodation.

15 Church Avenue, Ruislip HA4 7HX

BMD/1119

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INTRODUCTION

This Planning Statement has been prepared to support a new planning application for amendments to a previous planning permission Ref: 26493/APP/2023/43

This application was approved on Appeal Ref: APP/R5510/D/23/3321225 dated 6th September 2023.

This revised planning application proposes to make amendments to the previously approved design including a loft conversion, new gable windows on the front and rear elevations and 4no. additional conservation style roof windows.

The rest of the extensions and alteration are as previously approved planning permission.

DESIGN PROPOSAL

The existing house is a five bedroom 2-storey house with kitchen, 3 No reception rooms, WC, utility room and garage at ground floor.

The previously approved design was to construct a two storey rear extension, a first floor side and rear extension, a single storey rear extension, front porch extension and changes to the roof.

The revised design is to construct a two-storey rear extension, a first-floor rear extension, a single storey rear extension, front porch extension, changes to the roof and fenestration, loft conversion and part garage conversion to habitable accommodation.

The ground floor will be made into a open-plan kitchen/dining area, utility room, WC/Shower room, work from home space and family room.

The existing garage shall be converted into a gym and storage.

First floor will comprise of five double bedrooms with en-suites.

The loft floor shall comprise of 2no. additional bedrooms, a loft storage room and shared shower within the roof space.

The changes to the approved design shall be new gable windows on the front and rear elevations at loft floor level serving bedrooms 6 & 7

Four additional conservation style roof windows are proposed on the roof.

Two roof windows shall be located on the rear roof slope serving the loft storage area with two roof windows on the side serving the shower and landing.

The proposed changes are shown in the following images.



Image 1 Approved East Elevation



Image 2 Proposed East Elevation



Image 3 Approved West Elevation

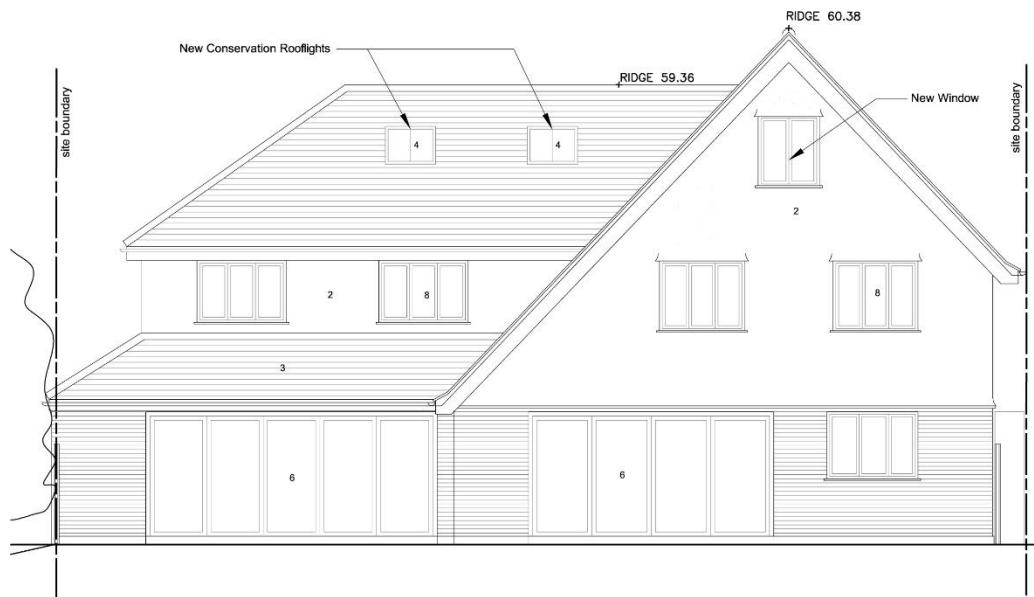


Image 4 Proposed West Elevation

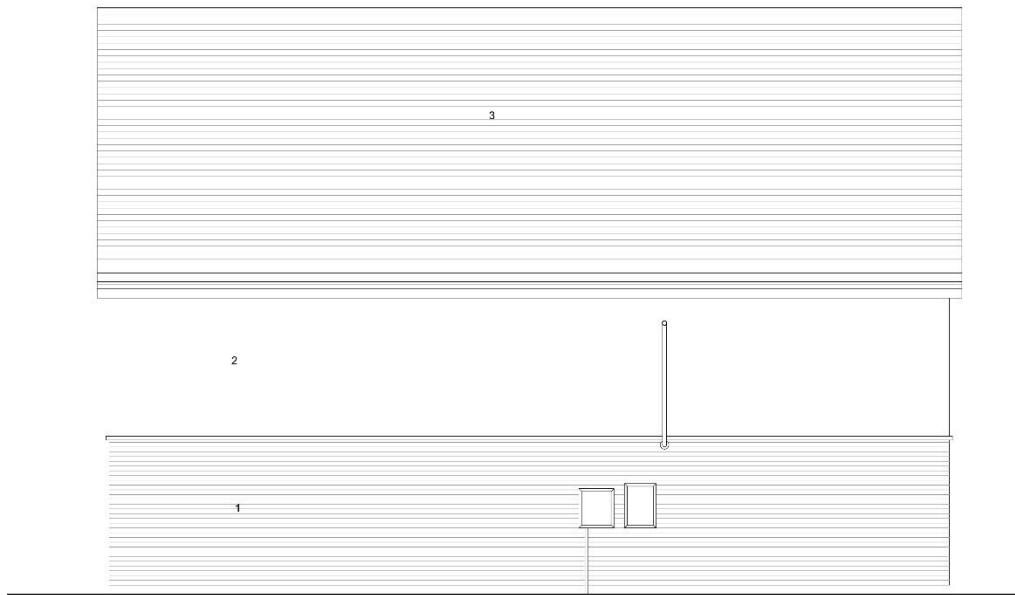


Image 5 Approved South Elevation

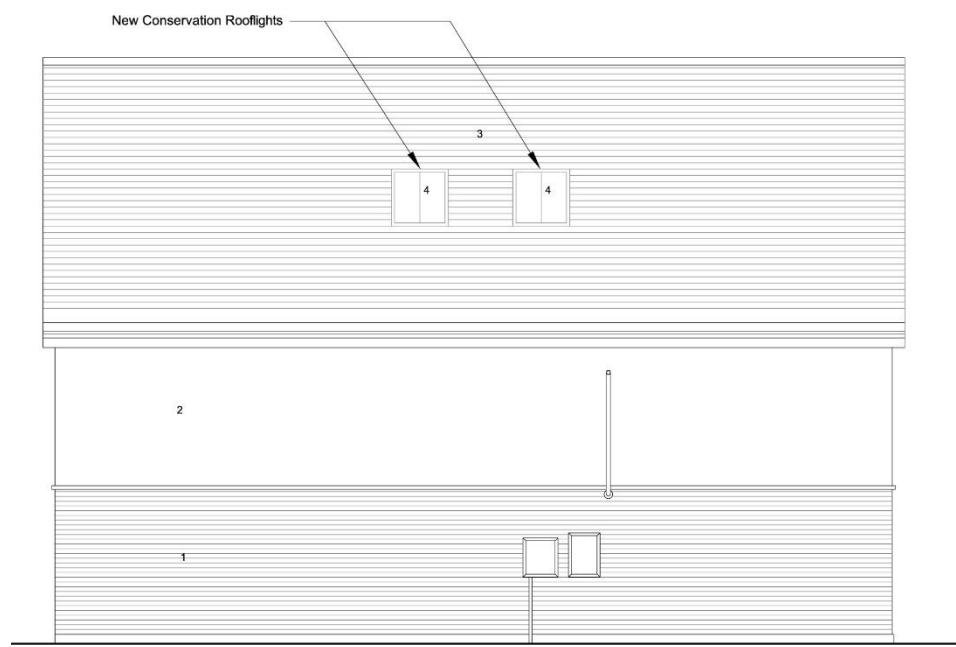


Image 6 Proposed South Elevation

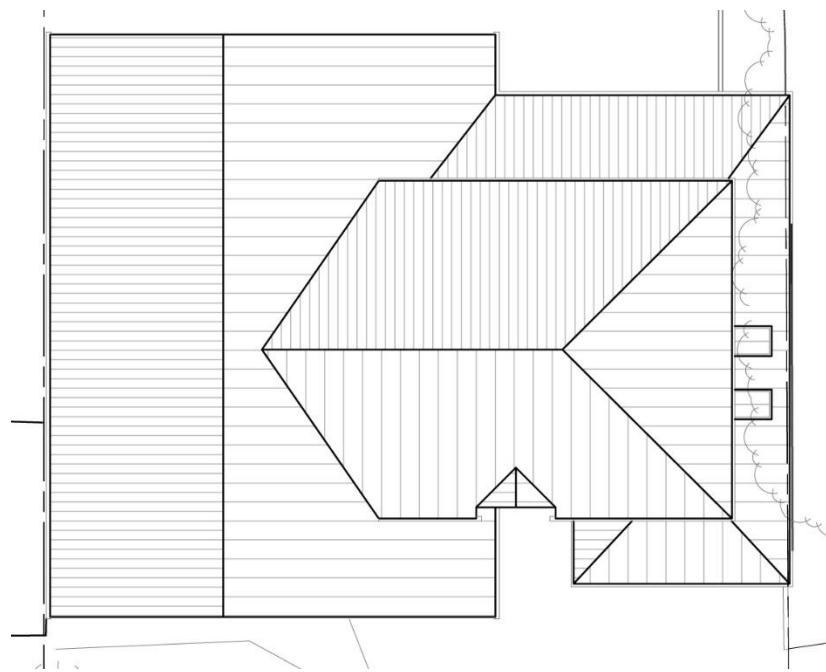


Image 7 Approved Roof Plan

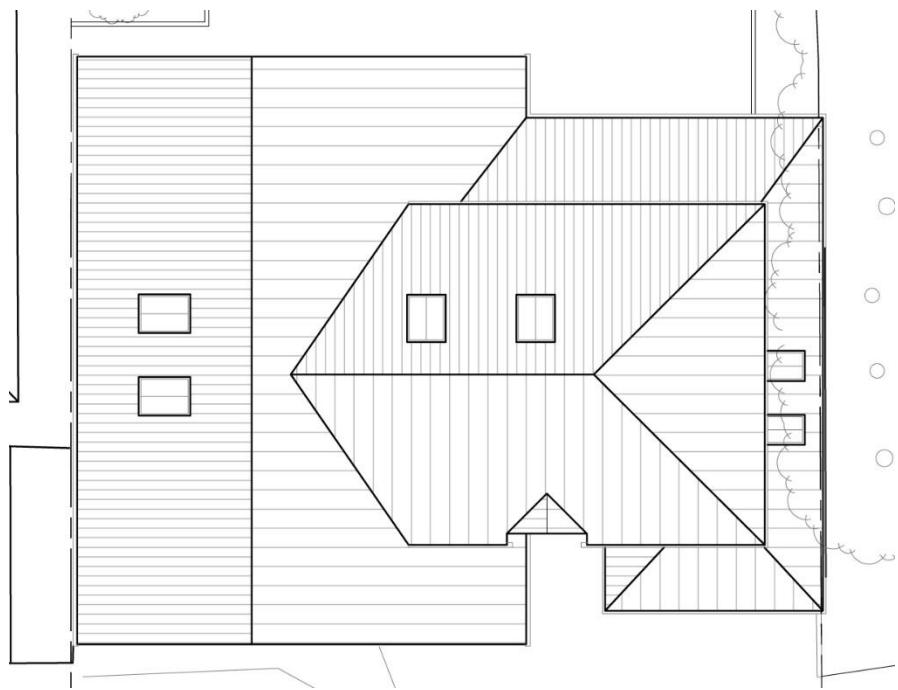


Image 8 Proposed Roof Plan

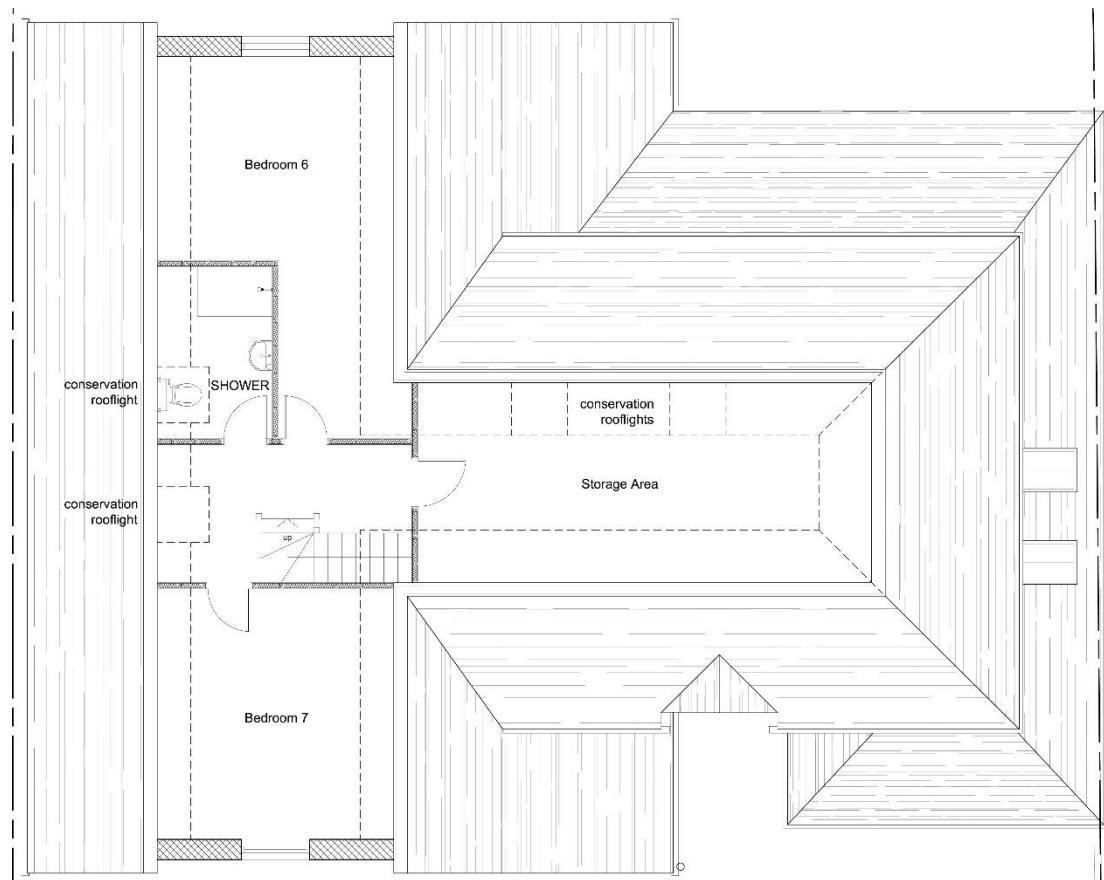


Image 9 Proposed Loft Floor Plan

The proposed extensions and roof form are designed to harmonise with the overall appearance of the dwelling and surrounding Arts and Craft style buildings to ensure there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area.

A satisfactory relationship with the neighbouring properties is achieved by providing a similar style of building to that of other dwellings found along Church Avenue.

The new extensions are subordinate to the main dwelling being below the Local Authority guidance threshold (4m) for rear extensions at 3.5m and 2.89m.

There is no unacceptable loss of outlook to neighbouring occupiers.

Adequate garden space is retained. 4+ bed houses require at least 100 square meters of private usable rear garden space. The property will have 563m² of rear garden space retained following completion of the proposals.

Adequate off street parking is retained with two spaces provided to the front of the property.

Trees, hedges and other landscaping features are retained. Please refer to Tree Report by Trevor Heaps.

CHARACTER AND APPEARANCE

The surrounding area is characterised and influenced by Art & Crafts architecture.

The dwelling was previously extended producing an awkward crown roof that altered the proportions of the building to its aesthetic detriment.

We propose to harmonise the building with other dwellings in the avenue by providing a asymmetrical Arts and Craft style roof, a similar aesthetic as found in two example dwellings located on Church Avenue.

This will also provide the property with a single storey entrance lobby to improve and celebrate the main entrance as part of the natural building form.

MATERIALS

Materials will match existing with the use of brick at ground floor and white painted render at first floor.

Doors and windows will be white to match existing.

ACCESS

Access to the house is via a drive way and main entrance at the front of the property, this will remain unchanged.

CONTEXT

The appearance of the proposed dwelling is altered to provide a scale and form which is in keeping with the existing dwelling and neighbouring properties.

The proposed ridge of the roof is no higher than the neighbouring ridge lines and steps down to lower roof forms towards Kings Avenue. The new roof therefore harmonises with the street scene.

HERITAGE STATEMENT

The Ruislip Village Conservation Area was designated in 1969. It was one of the first such areas to be agreed within the London Borough of Hillingdon. It is located in the north of the Borough, to the northeast of Uxbridge town centre and to the south of Northwood.

In 2009, the Conservation Area, which originally included only the medieval village centre, was extended to include the later residential suburbs to the west and south, and all of the High Street.

Church Avenue contains some of the best quality and larger 1920-30s houses within the area. Many of the properties are well detailed and retain a wealth of original features. The buildings are generally well preserved and the later infill properties are also of a good quality.

Care has been taken to preserve the character and appearance of the area. The development shows respect to the existing density and pattern of development, linear plan form and the regular character of the area with reference to the design, detailing, materials and size of the surrounding properties.