

Design and Access Statement incorporating Planning Support Statement

Accompanying a full planning application for the conversion of the existing bungalow to create 2 x 3 bedroom dwellings with roof extension and provision of bins, bikes and vehicle parking facility at Case da Boa Vista, Belfry Avenue, Harefield UB9 6HY



Figure 1: Satellite View

Applicant: Diane Evans

Get Planning & Architecture
Report Audit

Date	Rev	Author	Check by	Comment
05.03.20	-	JD		
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Get Planning and Architecture Ltd. 7 Tudor Court, Brighton Road, Sutton SM2 5AE

Tel: 020 8770 3962 www.get-planning.co.uk info@get-planning.co.uk

Registered in England No: 07572104. Registered Office: 21/23 Croydon Road, Caterham, CR3 6PA. Vat No: 113143076

1. Introduction

1.1. This planning statement has been prepared by GPA to support the full planning application to Hillingdon Borough Council for the conversion of the existing bungalow to create 2 self-contained 3-bedroom dwellings with roof extension at Casa do Boa Vista, Belfry Avenue, Harefield UB9 6HY

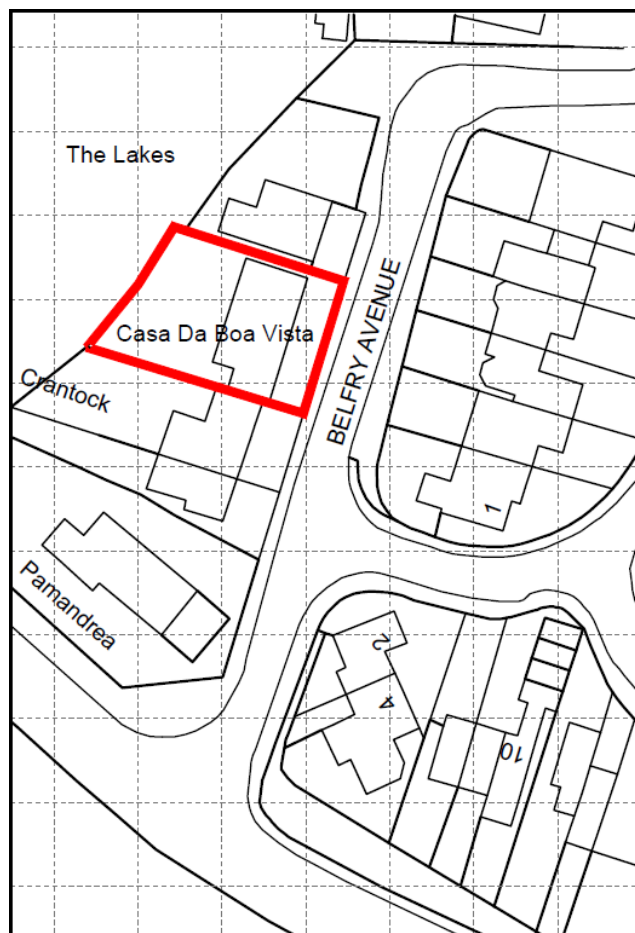


Figure 2: location plan (not to scale)



Figure 3: Street view of application site

2. Application Site & Context

2.1 This application site is a 4 bedroom bungalow with loft rooms and is the 3rd house from the corner of Belfry Avenue and Park Lane. Belfry Avenue is a quiet residential street with several well-spaced houses surrounding an open park space not far from Old Park Wood Nature Reserve and Pynesfield Lake.

2.2 The Harefield high street with a selection of restaurants and shops is an approx. 15 mins walk away from the application site.

2.3 The site is not within a Conservation area and, given its positioning on a steep hill is not within a flood zone despite its proximity to the lake and rivers. Therefore, this application does not require the preparation or submission of a heritage statement or Flood Risk Assessment.

2.4 The surrounding area is predominately residential which results in the site's low PTAL rating of 1a. However, there is access to London Underground and National Rail via buses and an approx. 2 min walk to bus stops.

2.5 The current household consists of the owners' children's two families sharing the home. One family upstairs in the loft conversion and the other occupying the ground floor.

3. Relevant Planning History

Application: 26886/APP/2008/169

Address: Casa do Boa Vista, Belfry Avenue, Harefield

Status: Refused **Dated:** 18/01/08

Proposal: Conversion of property to two 2 bed residential units involving conversion of roof space with front and rear dormers

Application: 64613/APP/2009/2180

Address: Land forming part of Case da Boa Vista, Belfry Avenue, Harefield

Status: Granted **Dated:** 22/09/09

Proposal: Erection of 2 storey two bedroom detached dwelling incorporating habitable roofspace, and associated parking.

Application: 45845/A/93/0617

Address: Crantock, Belfry Avenue, Harefield

Status: Granted **Dated:** 16/04/93

Proposal: Erection of first-floor side extension

Application: 16582/D/97/0726

Address: 8 Belfry Avenue, Harefield

Status: Refused **Dated:** 07/05/97

Proposal: Conversion of existing bungalow into two separate dwellings and erection of a first-floor extension.



Figure 4: Rear Elevation

4. Planning Context

4.1. NPPF Paragraph 9 states: These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

4.2. NPPF Paragraph 10 and 11 states: “So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan

area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.3.NPPF Paragraph 49 states: Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;

b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;

c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes

5. Proposal

5.1. The applicant seeks full planning permission for the conversion and roof extension of the existing bungalow to create 2 self-contained 3-bedroom family dwellings.

5.2. The new build works include a complete internal renovation of the ground floor and a full roof raising extension to create a second storey with dormers. The new first floor will be a similar internal floor area as the existing ground floor to accommodate 3 bedrooms in each dwelling.

5.3. The 2 dwellings will have a similar layout with living/dining areas, kitchen and WC on the ground floor and 3 bedrooms (2 single bed, 1 family bath, 1 double bed with ensuite) on the first floor.



Figure 5: Proposed Sketch Front Elevation

5. Design Rationale

Use

5.1. The development will be used within its residential context. The 2 x 3 bedroom dwellings will be an addition to the much needed housing in the area and provide two self-contained family homes for the current owners' families.

Amount

5.2. The proposal of the two separate dwellings will be achieved through a ground floor complete renovation and the addition of a first floor via a roof raising extension.

5.3. The ridge of the roof is proposed to be raised by approx. 930mm to match the neighbouring roof ridge height of Crantock, Belfry Avenue. This will provide the usable head height necessary to gain the bedrooms on the first floor.

5.4. The 2 new dwellings will comply with national space standards regarding overall gross internal area (GIA) and individual habitable rooms. It shall exhibit good circulation space, good daylight levels and general appearance and outlook. The development will also incorporate individual amenity space to the rear of the property.

HOUSE No.	BEDROOMS	NATIONALLY DESCRIBED SPACE STANDARD (m ²)	PROPOSED GROSS INTERNAL AREA (GIA) m ²
1	3 (4 person)	84 m ²	87.5 m ²
2	3 (4 person)	84 m ²	98.5 m ²

Layout

5.5. The proposed scheme is specifically designed with the client in mind. The current household consists of two families each occupying a floor in the current house. There is much need for each family unit to have their own private space.

5.6. The proposed works are designed to maintain the available parking at the front of the house, which can already accommodate 4 cars. The parking layout is rearranged to provide separation for 2 houses. A new dropped kerb is proposed to provide access to 1 parking space. The side access to the rear garden amenity space is maintained which the applicant wishes to remain communal.



Figure 6: Proposed Sketch Layouts

Scale

5.7. The scale of the development will be similar to the surrounding properties on the streetscape, in that the proposed works should not be viewed as an over-development.

5.8. The orientation and relationship of the proposed roof extension and dormers to the neighbouring houses has been taken into consideration to ensure no overlooking and the retention of privacy of the surrounding dwellings.

5.9. The proposed ridge height is intended to match the height of the neighbouring property, Crantock, Belfry Avenue to ensure the development is not viewed as out of place in the current street view.

Landscaping

5.10. There is no extensive work proposed to the rear or front landscaping as the applicant prefers to maintain the current garden and parking at the front of house.

5.11. There are no existing significant trees on or adjacent to the application site. The landscaping will be as per the site plan submitted with this application

Appearance

5.12. The design's aim is to maintain as much of the existing house's character as possible by using similar materials and establishing symmetry on the front elevation whilst providing ample space for the 2 new dwellings.

5.13. The existing external walls will be retained and the proposed first floor will match the existing render. The new roof proposed will also be clay tiled to match the existing and the surrounding properties

5.14. There are 4 new dormers proposed to the front elevation. The applicants have considered the refusal notice from their previous application for this property (26886/APP/2008/169) and the new proposed dormers are smaller, simpler in style and more cohesive with the surrounding properties.



6. Accessibility, Refuse & Parking

6.1. The proposed works aim to maintain the rear garden space and the front area parking as existing. The proposed seeks to maintain the existing block paving at the front of the bungalow and there is currently ample space for the required four cars for the proposal. The proposal will require additional dropped kerb to access a car spaces.

6.2. The required refuse storage will be placed in the forecourt as per the submitted site plan. Bike storages for each house are provided in their respective rear gardens with access from the side access.

7. Conclusion

7.1. The proposed works provides an additional family dwelling via the conversion of the existing building and roof raising extension.

7.2. The size, scaling and materiality of the new development has been carefully considered regarding the existing and surrounding buildings and closely follows the design cues of the existing and neighbouring buildings.

7.3. This proposal is not considered to cause unreasonable impact on the neighbouring properties

7.4. This Design and Access Statement, in conjunction with the drawings, documents and evidence supplied in the full planning application constitutes a well-considered application and Hillingdon Council are respectfully requested to grant approval.