



DESIGN ACCESS & HERITAGE STATEMENT

24 Pamela Gardens Pinner HA5 2QU
First-floor side extension and loft conversion.

Our Ref: 22070

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1. INTRODUCTION

This Heritage Statement is to accompany a planning permission for first floor side to rear extension and for the formation of Pitched roof dormer roof at **24 Pamela Gardens Pinner HA5 2QU**.

STAAC are acting as agents for the applicants and will be more than happy to answer any queries or address any issues or provide additional information to Hillingdon Council have regarding the application, the design of the building or any queries relating to the proposed works.

The proposal would be integrated into the existing building and would cause no harm to host building.

Other supporting documents submitted as part of this application will include;

- Location Plan
- Existing Site Plan
- Existing Floor Plan
- Existing Elevations
- Proposed Elevations
- Proposed Floor Plan
- Proposed Block Plan

2. PLANNING POLICY

This assessment has been compiled using the guidelines produced by The National Planning Policy Framework (NPPF)

The following planning policies have been considering for the development of first floor side to rear extension and proposed roof alterations to form pitched roof dormer window.

The following Local Plan Policies are considered relevant to the application:-

Design specific policies considered:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 12 NPPF-12 2018 - Achieving well-designed places

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement,
Supplementary Planning Document, adopted December 2008

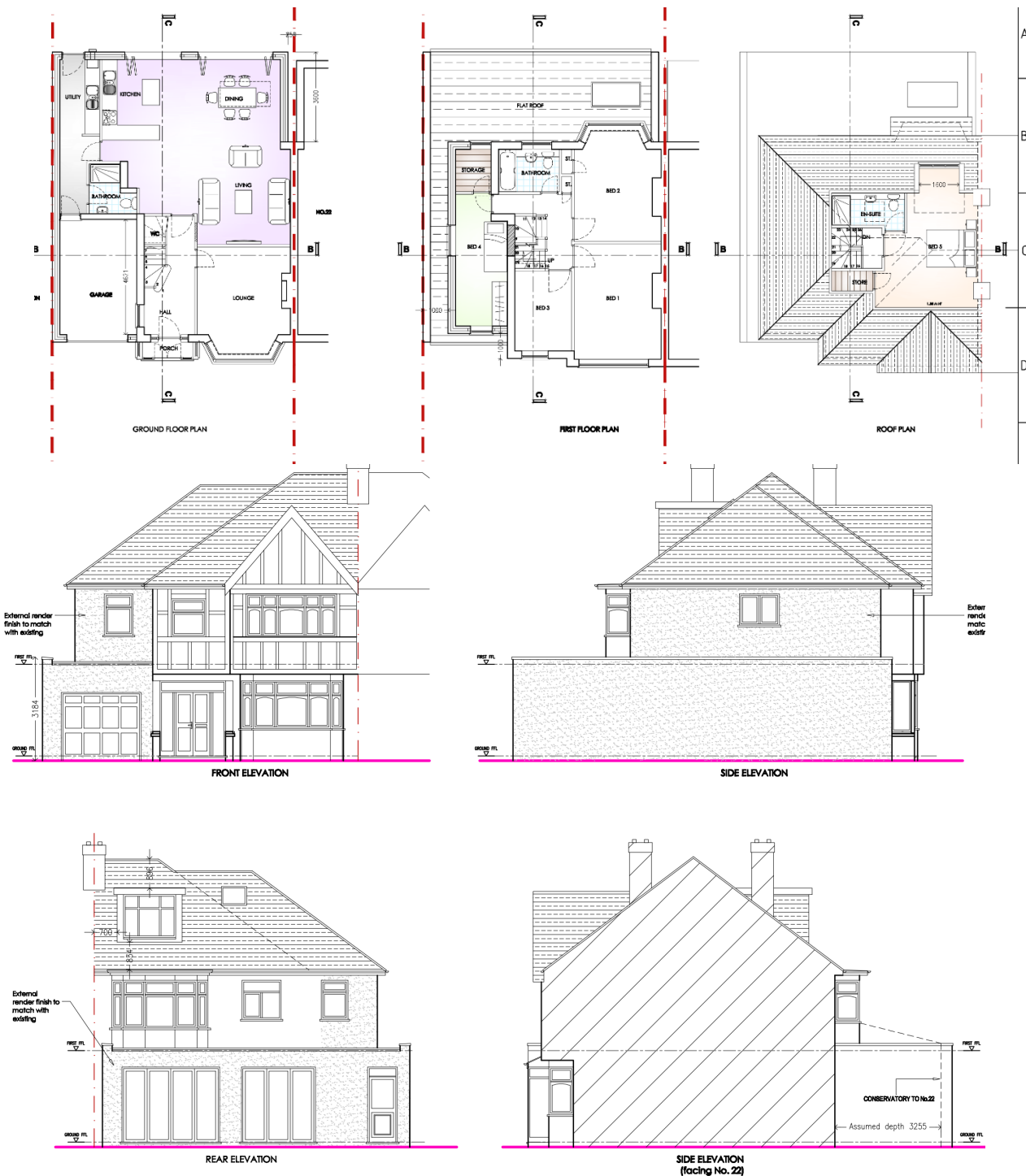
Planning History

Reference 28092/APP/2012/2555

Status Approval

Proposal Conversion of roof space to habitable use to include a rear dormer and rear rooflight and part two storey, part single-storey side/rear extension, involving demolition of existing garage to side

A previous application for made for a similar extension in 2012 in which only the ground floor was built due shortage of finances. The current application is for a similar design as an extension.



3. SITE CONTEXT

Application Site

This property is a two-storey semi-detached house with a pitched roof and brick & render finish. The property is currently a three-bedroom semi-detached house with a single detached garage to the side. It is in use as a single-family dwelling.

The front garden is landscaped with a driveway to one side providing 2 parking spaces. There is an enclosed garden to the rear. The street scene is characterised by semi-detached properties of varying design. The site lies within the Eastcote Park Estate Conservation Area.

4. PROPOSAL

- The proposal is for first-floor side to rear extension with a pitched roof.
- The proposal also seeks conversion of original loft space into habitable accommodation involving alterations to the existing roof, roof lights to the side and rear pitched dormer roof window

DESIGN

The proposal for the first-floor extension is to the side on the eastern elevation.

The side extension measures 2.0m in width & 9.2m in length with a pitched roof joining the existing roof. This new roof would be 500mm lower than the existing roof line and is a tile finish as existing.

The first-floor side extension is set back by 1m from the side boundary and set in by approximately 1.1m to the front elevation as per the local planning policy. This part of the extension would also have 3 new roof lights

The proposal is also for loft conversion into habitable space with new joining existing and also a pitched roof dormer. The proposed dormer is to the rear roof, it is approximately 2m deep and 1.5m wide keeping in proportion to the bay window at first floor.

The dormer windows will be set back from the house, set down from the ridge and set away from the eaves. It is designed with a window and in alignment with the bay windows on the first floor. The finishing material will be tiled matching the existing ones.

MATERIAL

- All external facing materials, treatments and finishes shall be like those of the original building.
- The new roof is of tile finish and colour to be matched with existing.
- The proposed extension of this property would comply with the aims and objectives set out in policy DMHB 11 of the of the Local Plan: Part Two - Development Management Policies (2020)

IMPACT ON NEIGHBOURS:

Proposed Extensions is to the side & rear of the house and will be a minor development and will not alter the overall appearance of the house or dominate the character of the street scene.

The proposal would not result in an adverse impact on any adjoining occupiers in terms of increased noise and disturbance or loss of outlook, privacy and light.

The design is sympathetic and will not have any significant adverse effect on neighbouring properties, the character or visual amenities of the local Area.

The design of the roof extension is in keeping with the design of the house and will not impact on the surrounding Area.

There is no neighbour to the East where the proposed first floor side extension will be sited as the building is a sub station.

IMPACT ON SCALE AND CHARACTER OF THE EXISTING DWELLING AND SURROUNDING AREA:

Whilst the bulk and massing of the proposal are minor than that of existing, given the massing and scale of the dwelling and noting the sufficient set back from the principal elevation, the lower ridge, it is considered that the proposal is acceptable in this instance and would not cause harm to the character of the area or street scene.

The design of the extension would not detract from the character of either the existing property or the surrounding area.

IMPACT ON NEIGHBOUR AMENITY:

The neighbouring properties most affected are no 22 and sub station. No22 lies to the west of the application site and the first floor extension will be located on the eastern side of the application property, mitigating any unreasonable impact on the amenities enjoyed by the occupants of this property.

The East side neighbour is not a dwelling but a a substation and not habitable. There will be no overbearing nature or loss of outlook. The size and siting of the extension would not cause a detrimental loss of light over either neighbouring property and would not appear an overbearing feature. The dormer window would serve the principal room of the loft to the rear.

5. CONCLUSION

- The proposed extension is in full harmony of the street maintaining the character of local properties.
- The proposal is to the side & roof of the property and is visible from the public street.
- The roof light at top will not project not more than 150mm from the roof and will be of conservation type.
- The windows to the pitched roof dormer will match to the existing ones.
- With regards to proposed materials design care has been taken care to keep the special character of the local area and there will be no negative impact on the street scene.
- **Impact on Neighbours:** The proposal would not result in an adverse impact on any adjoining occupiers in terms of increased noise and disturbance or loss of outlook, privacy and light.
- **Landscaping:** The proposal would not result in harm to any significant trees within or adjoining the site.