

The Courtyard, Edinburgh Road, Reading Berkshire RG30 2UA

Date. 02-05-22

Job No 9078

Planning Statement in support of Planning application to demolish the existing dwelling at 20 Nicholls Avenue Uxbridge UB8 3JL & construct 1no new dwelling in its place including basement.

1.0.0. Recent planning history

An application Ref. 28460/APP/2022/267 was submitted as the erection of a single storey rear extension and construction of additional storey to convert the chalet bungalow into a two storey dwelling.

The Council states that the main planning issues are;

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision. The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space. Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

The Council stated that the raising of the roof & front extension dis not comply with Policy DMHD1 ;

The proposed development by reason of its size, scale, bulk, massing and design would result in an incongruous and visually intrusive form of development that could not be considered to constitute subordinate additions to the existing dwellinghouse and the works would fail to respect the architectural composition of the existing dwellinghouse. The proposed development would also fail to harmonise with the established built environment and rythym of development between Nos.2 and 24 Nicholls Avenue resulting in a detrimental impact on the character and appearance of this part of Nicholls Avenue. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020). The proposed extension, by reason of the size, scale, bulk and design of the front extension, would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and policies D4 and D8 of the London Plan (2021)

The Council also state that;

Residential Amenity In terms of residential amenity, it is considered that the proposed increase in the scale and bulk of the property would result in an unacceptable loss of amenity to occupants of No. 22 Nicholls Avenue. No. 22 is a detached chalet bungalow which has been previously extended within the roofspace and to the rear. The layout of this bungalow is such that there is a side facing window (facing the application site) serving a habitable room at ground floor level. It is considered that the provision of an additional storey at the application site would be detrimental to the residential amenities of the neighbouring occupiers at No.22 Nicholls Avenue, having particular regard to the impact on the existing habitable ground floor bedroom, in terms of loss of light, outlook, overshadowing, sense of enclosure and overbearing effect. No. 18 has been extended by a large single storey rear extension. Given the orientation and rearwards projection of this property, it is considered, on balance, that the proposal would not result in an undue loss of light, outlook or privacy to the occupants of No.18.

And ;

Standard of Accommodation The submitted plans indicate that BEDROOM 5 (as annotated at first floor level on the proposed floor plans) would not be served by any window providing a level of outlook for this habitable room. The proposed development has failed to demonstrate that it would provide an adequate level of outlook for the future occupiers of BEDROOM 5 due to its reliance solely on rooflights, which are set at high level. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies and Policy D6 of the London Plan (2021).

2.2.0. The proposal

The proposal now is to demolish the existing bungalow & erect a two-storey dwelling in its place. This will provide a much more sustainable building for the long term.

As this is now a new development Policy DMHB11 is relevant.

- Scale of development, considering the height, mass & bulk of adjacent structures.**

The screen shot on the next page shows the chalet bungalows with a red arrow & the two storey dwelling with a purple arrow.

As one can see there is a mix of chalet bungalows & two storey houses on this side of the road, 20,22 & 24 are chalet bungalows, 26 & 28 are two storey houses, 30 & 32 are two storey houses, 34 is a chalet bungalow after which 36-38-40-42-44 & 46 are two storey houses.

Within the officer's report relating to the upward extension the Council stated;

The provision of a two storey dwelling at this location would upset the existing rhythm in the street scene where bungalows & two storey dwellings are grouped together.

This statement is not correct as one can see on Goggle Earth, there are in fact bungalows & two storey houses mixed as stated above. See google pictures below. Application site, blue arrow, blue dots on 2 storey dwellings on first picture.

Red arrows to bungalows & purple arrows to two storey dwellings in second picture.



Policy DMHB 11 Design of new development says;

Policy DMHB 11: Design of New Development

A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and
 - impact on neighbouring open spaces and their environment.
- ensuring the use of high quality building materials and finishes;
- ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- protecting features of positive value within and adjacent to the site,

including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

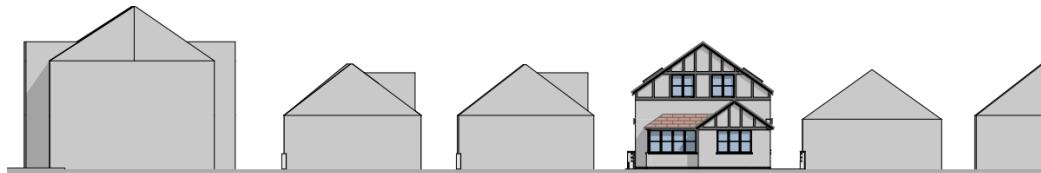
B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development5 sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

We believe this proposal incorporates principles of good design because;

- The scale of development is appropriate in this location when comparing the height & width in comparison with the surrounding properties to the east, the proposal is no more bulky than the two storey dwellings within the location.
- The building plot size, width & plot coverage is wholly appropriate when one considers the pattern within Nicolls Avenue.
- Building lines & setbacks, rooflines, streetscape rhythm gaps between structures, the proposal complies with all these requirements.
- The architectural composition is similar to the existing two storey properties to the East intermixed with the bungalows. The eaves height of the proposal has been lowered to 1500mm which further softens the difference in eaves height to the adjacent bungalows. See below.



E-16

Proposed Front Elevation

1:200



Street Scene

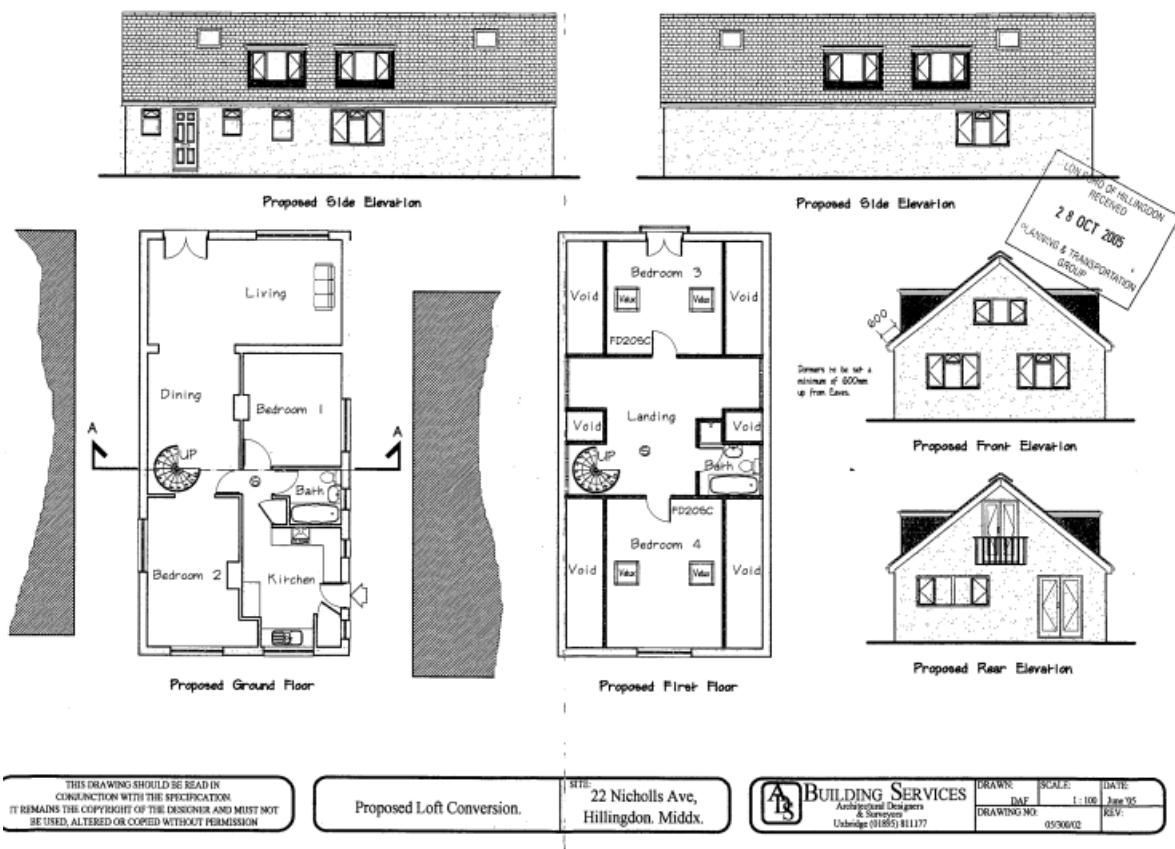
- As the eaves have been reduced to 1500mm (internally) the affect on No 22 has been reduced, one will note that the first floor rooms benefit from windows & doors to both the front & rear elevations, the side dormers only provide light to the landing



No 22 rear



No 22 front



Only bedroom 1 on the ground floor faces 20 Nicholls Ave & currently faces the flank wall as it does now. All other rooms benefit from front & rear facing windows & doors.

We therefore believe there is no detrimental affect on this dwelling from the proposals to rebuild 22 as designed.

The Council have already confirmed that no 18 is not affected by the upward extension.

The proposal does not affect the light to the rear facing windows of the adjacent properties.

The materials proposed will be of a suitable quality to define its location within the street scene.

The design has been carefully considered for both sustainability & lifetime use, it incorporates;

Within the proposed basement;

- A splash pool, cinema room & small bar area for leisure & entertainment.

Ground floor;

- Large rear living area for the family, home office/bedroom 2 & ground floor bedroom & bathroom for elderly visitors. Utility room

First floor;

- Master bedroom with en suite & three further bedrooms, one with small en suite. Family bathroom.
- The Council considered that bedroom 5 incorporating a rooflight only was not acceptable, we see no reason why this should be unacceptable as it benefits from sufficient light & ventilation & is the 5th bedroom with the other 4 incorporating traditional windows.

An air source heat pump will be installed & the building will be highly insulated with double glazed external joinery.

Parking is unchanged. The frontage will be block paved with a permeable paving.

The bins will be stored to the side of the property.

Conclusion

Having regard to the above & new design, we believe this complies in all respects with Policy DMHB 11 & should therefore gain planning approval.

Chris Keen MRICS MCABE



