

**10 Old Hatch Manor
Ruislip
HA4 8QG**



PLANNING STATEMENT

Demolition of existing garage and erection of two-storey front, side and rear extensions.

Prepared by PB Planning Consultancy Ltd

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T: 0203 289 7292

E: paulbroderickplanning@gmail.com

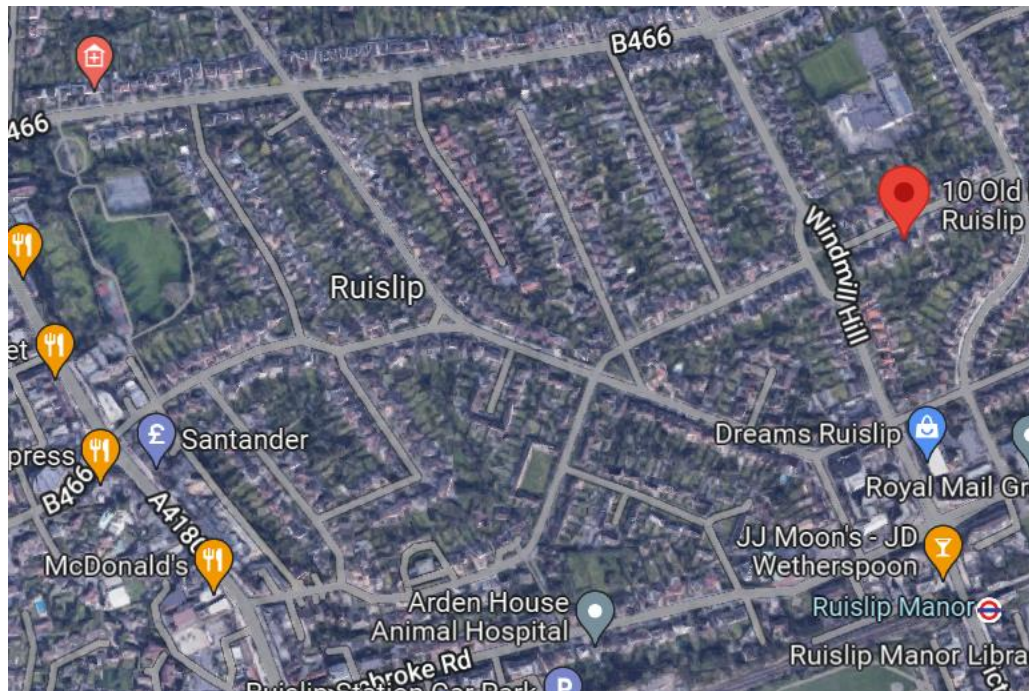
1. Introduction

- 1.1** This Planning Statement addresses all of the issues pertaining to the proposed development: the demolition of the existing garage and the erection of two-storey front, side and rear extensions. The extensions are required in order to improve the living conditions of this large family.
- 1.2** Section 2 of this statement describes the site and its surroundings.
- 1.3** Issue of design & relevant precedents are presented in Section 3.
- 1.4** Section demonstrates how there will be no issues in terms of residential amenity.
- 1.5** Lastly, parking issues are presented in Section 5.
- 1.6** In terms of its merits, the proposed development will significantly improve the appearance of the property and will result in a building that makes a positive contribution to the streetscene.

2. The site

2.1 The existing site is located on the south side of Old Hatch Manor. Fig.1 below shows the site in its local context: close to Ruislip Manor underground station to the south and the A4180 to the west.

Fig.1 – Contextual map of the site.



2.2 The character of the area around the application site is predominantly residential. Fig.2 below shows a Streetview image of the site.

Fig.2 – Streetview image of the site



2.3 It is clear from the image above that the houses on either side of the application site are much larger and higher – being two storey houses.

2.4 A significant feature of this part of Old Hatch Manor is that the houses are not uniform and each property is a different style. For example, the application site is a bungalow with two front gables as a feature situated between two pitched roof properties of varying scale. Opposite the application site is another different property type: a pitched roof design at no.9 (see Fig.3 below).

Fig.3 – No. 7 & 9 Old Hatch Manor (opposite the application site).



2.5 Another different property type in the vicinity of the application site can be found at no.11 Old Hatch Manor (see Fig.4 below).

Fig.4 – No.11 Old Hatch Manor



2.6 A 3d image of the rear of the site is shown in Fig.4 below. The image shows how both no.6 and no.12 Old Hatch Manor have large footprints.

Fig.5 – 3d image of the rear of the site.



3. Design and precedent

3.1 At present the existing house is significantly smaller than its adjoining neighbours (and most of the houses in the street). The proposed extensions to this property will result in a property that accords with the height and scale of other houses in the street. Figs 6 & 7 below show the existing and proposed street elevations.

Fig.6 – Existing front elevation



Fig.7 – Proposed front elevation



3.2 It is clear from the images above that the existing house is much lower than its adjoining neighbours and that the proposed increase in height will result in the ridge line of the host dwelling being closer to that of the neighbours.

3.3 In terms of the impact of the proposals on the front elevation, the two bay features are retained (although these will be hipped now) and this provides the front elevation with definition and interest. Also, the hipped roof forms of the proposed extensions are in keeping with those of the adjoining neighbours.

3.4 The width of the extended property is acceptable because there is a wide access lane between the application site and no.12 (the access lane to no.12a) as shown in Fig.7 above. This will ensure that there is a good separation distance in the streetscene.

3.5 On the other side of the property the existing gap between the application site and no.8 is maintained (see Fig.6 above). As there is no change from the existing situation there can be no objection to this aspect of the development. Overall, the extended dwelling sits comfortably within the site and is of an appropriate scale for a site of this site and nature. An example of a property of similar scale can be found across the street at no.5 Old Hatch Manor (see Fig.8 below).

Fig.8 – Example of a property of a similar scale at no.5 Old Hatch Manor



3.6 In terms of materials, the property will be finished in brick to match the existing building at ground floor level and white render at first floor level. This will be similar to the property across the street at no.7 Old Hatch Manor (see Fig.9 below).

Fig.9 – Example of similar development at no.7 Old Hatch Manor



3.7 The fenestration will comprise black aluminium doors and windows and this will provide a high-quality finish and attractive front elevation. An example of a development using similar materials can be found in the adjoining street at 31 The Ridgeway (see Fig.10 below).

Fig.10 – Example of similar development at 31 The Ridgeway (adjoining street).

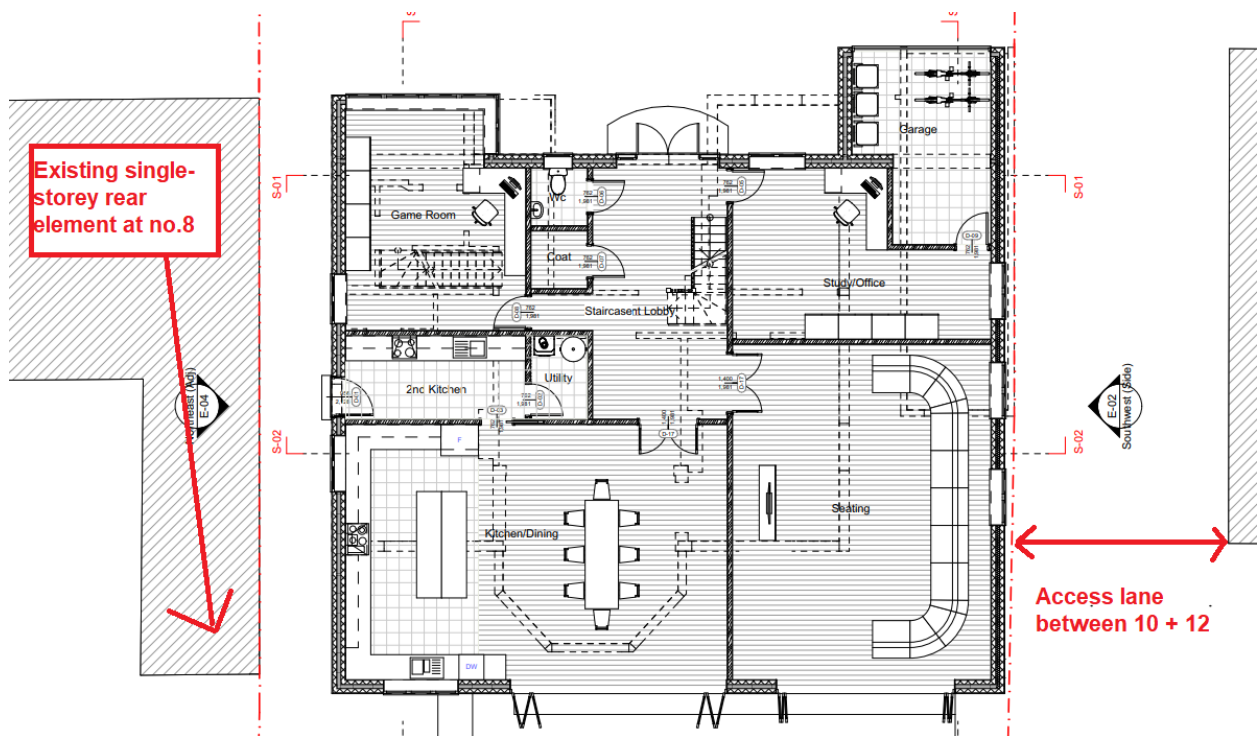


3.8 In summary, as this report has demonstrated, there are numerous property types in this part of Old Hatch Manor and the resultant appearance of the extended and remodeled dwelling will represent an attractive property that makes a positive contribution to the streetscene.

4. Residential amenity

4.1 The proposed extension has been designed so that it will not have an adverse impact on the amenities of the adjoining neighbours. Fig.11 below shows the proposed ground floor plan and how the proposed ground floor will be of a similar depth to the existing single-storey aspect at no.8 and so will avoid any enclosure of this property.

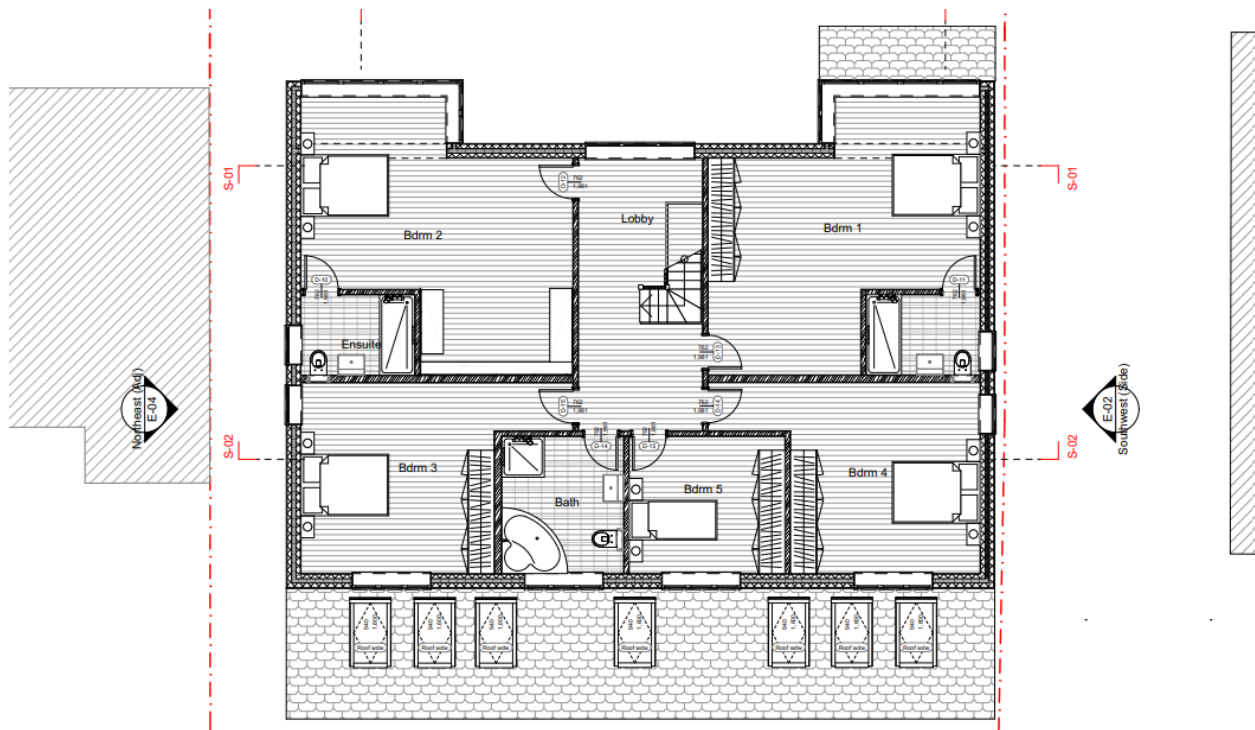
Fig.11 – Proposed ground floor plan and relationship with neighbours



4.2 On the other side of the property, the presence of the access lane (serving 12a) prevents any adverse amenity impacts on no.12.

4.3 At first floor level, the proposed extensions will not harm the amenities of these adjoining neighbours as the extensions have been designed so that they do not protrude in a way that will impact on the first-floor rear windows of the neighbours (see Fig.12 below).

Fig.12 – Proposed first floor plan and relationship with neighbours



4.4 Overall, the proposed extensions do not have any detrimental impacts on the amenities of adjoining occupiers. There will be no loss of light to these properties and nor will there be any adverse impacts in terms of enclosure.

5. Parking

5.1 The proposed development will not alter the existing parking arrangements. The property benefits from two vehicular access – effectively forming an ‘in’ and ‘out’ arrangement.

Fig.13 – Image showing existing parking arrangement.



5.2 As there are no amendments proposed to the parking arrangement there can be no objections to the proposal in this regard.