

INTRODUCTION

The document sets out the development proposals for The Boyne Residential Care Home, 38 Park Way, Ruislip, HA4 8NU.

The proposals are for replacement of ground floor bedroom windows to provide access to the gardens.

SITE AND SURROUNDINGS

The application relates to a roughly rectangular, plot of land of circa 1,2000sqm, located on the northern side of Park Way. Contained within the site is a detached two storey building, which is occupied by the Boyne Residential Care Home. The property was originally a residential dwelling, but has undergone a number of extensions, including two storey side and rear extensions, which has resulted in an L-shaped building. In front of the principal elevation is a car parking area with 9 spaces, with a private garden area to the rear of the property. The care home contains 23 bedrooms and specialises in caring for dementia suffers.

The site is located adjacent to a bend in the highway and is flanked to the east by 36a Park Way, a two storey residential dwelling, and the west by a two storey industrial building, used as a sorting office by the Post Office/ Royal Mail. To the north of the application site are two storey residential dwellings on Westholme Gardens, whose gardens back onto the application site. The site is located within a well established residential area which predominately comprises of detached properties of varying architectural design, scale and form, many of which have been extended. Opposite the site is open space with the railway beyond.

The site is located within the 'developed area' as identified in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012). The property is not listed and is not located within a conservation area.

THE PROPOSALS

The application proposes replacement of bedroom windows with glazed doors and windows to provide garden access to rear facing ground floor bedrooms.

LANDSCAPING

The property currently benefits from soft landscaping to the rear and some landscaping to the front. This would be retained as part of these proposals.

APPEARANCE

The proposed alterations are designed to complement the existing property.

ACCESS AND PARKING ARRANGEMENTS

The care home currently benefits from forecourt parking to the front providing 9 spaces, 1 of which is allocated for disabled parking, which provides off street parking to serve staff and visitors to the care home. Access to the parking area is directly off Park Way and the area is also used for service deliveries and ambulances. No changes are proposed to the existing parking arrangements.

IMPACT OF THE PROPOSAL ON RESIDENTIAL AMENITY

Policies BE20, BE21, BE23 and BE24 of the UDP seek to ensure that the design of new development respects its location and surroundings and to protect the residential amenities of existing and future occupiers.

The proposal has been designed to have minimal impact on the amenities enjoyed by the occupiers of the surrounding properties. In terms of privacy, the proposals will not result in a loss of light or outlook or in visual intrusion.

CONCLUSION

For the reasons detailed above, the Applicant considers that the proposal is an acceptable form of development for the site that is visually acceptable, and sympathetic to the existing building, will not have a detrimental impact on the character and appearance of the street scene or area in general, will not have a detrimental impact on the amenities of the surrounding residential properties and will not result in a detrimental impact on existing highway conditions in the locality. The proposal thus accords with the NPPF (2102) the London Plan (2011) policies BE13, BE15, BE19, BE21, BE23, BE24, AM7, AM14 and H9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Supplementary Planning Document HDAS: Residential Extensions and Accessibility Hillingdon.