

Planning Statement

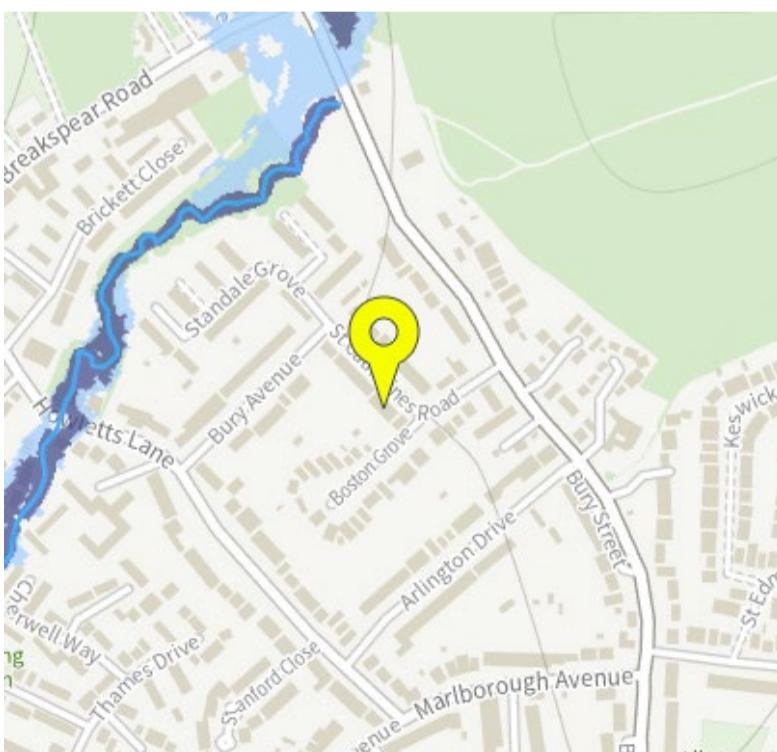


PROJECT: 1A St Catherines Rd, Ruislip HA4 7RX

Introduction

Site description

- The application relates to a 0.0325 hectare rectangular site located on the south-eastern side of St Catherines Road.
- The site comprises a detached dwelling granted under 33892/APP/2013/1337
- The streetscene is characterised by large to medium sized detached houses, set within rectangular plots and set back from the highway.
- There are numerous examples of high boundary treatments fronting the highway along the streetscene
- The properties have varying plot widths and infill development is prevalent in the locality.
- The site is located within the Developed Area as identified in the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012)



Flood Risk

The site falls outside of any flood risk zone (Flood Zone 1) as defined on the flood maps produced by the Environment Agency, and is therefore not at risk from flooding.

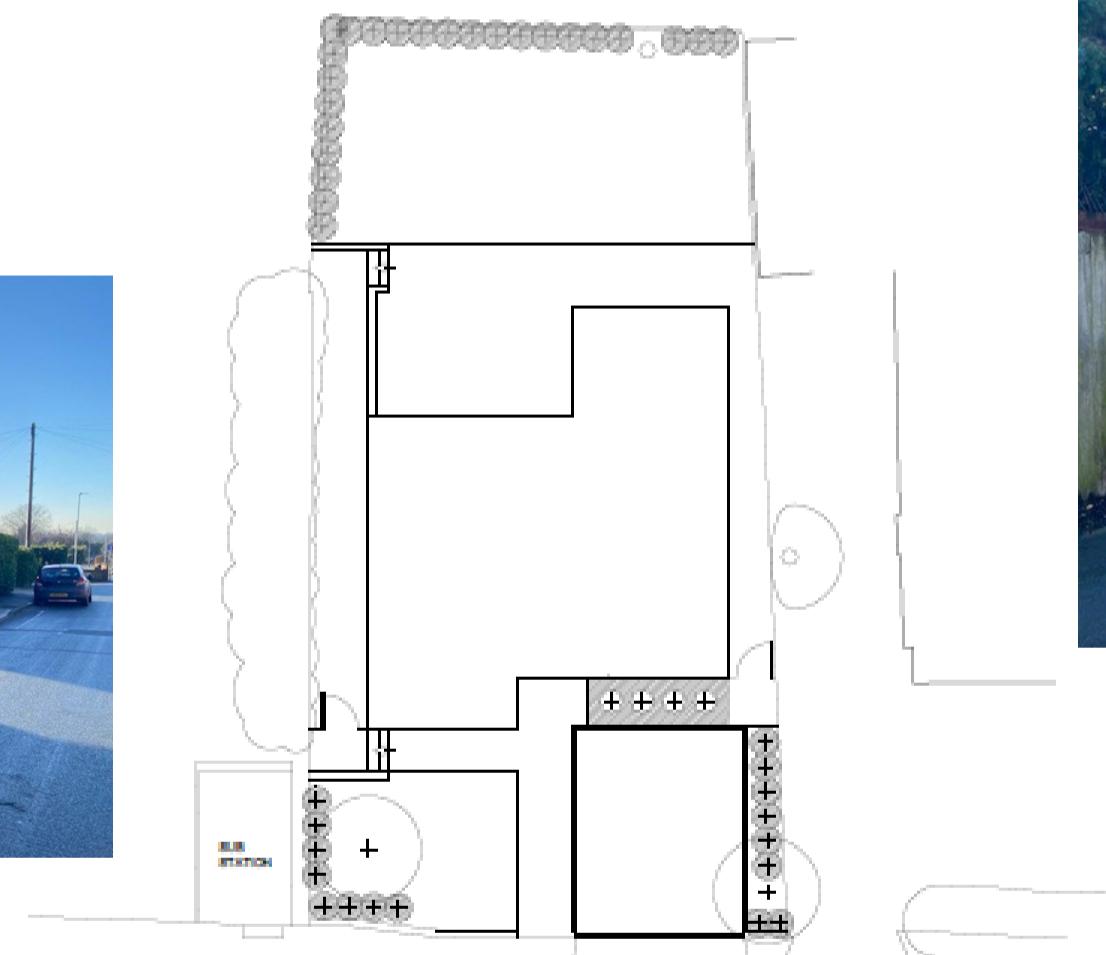
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Existing/proposed Site Layout

EXISTING STREET SCENE



EXISTING PLAN



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Proposed Scheme

Proposal

It proposed to build a 4m single storey rear extension

Materials

The extension will be built in material's matching the existing dwelling and finished in red brick.



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Planning Harm

The National Planning Policy Framework, Section 7 - Requiring Good Design, Paragraph 58 states that planning policies and decisions should aim to ensure that developments: "create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion". Railings and gates can act as a means of infrastructure to protect buildings from potential harm and issues of crime. As such the NPPF is considered when assessing this application, as the protection of the property from crime is important.

Character

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. Part Two - Saved Unitary Development Plan Policies of the Local Plan contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area. Policies BE13 and BE19 require development to harmonise with the existing street scene.

The LPA are asked to view other boundary treatments that already exist within the same streetscene and therefore the proposal is not out of keeping .



Scale

The proposal is to erect a a brick 1.8 m high wall and metal gates, set between brick piers with materials matching host dwelling. The application proposes for the wall/gates to stretch across the front elevation of the property, approximately 13.3 m. The sliding gates proposed are subject to remain mainly open during the day whilst the owner is home and be motorised, opening via a control. It is also proposed to have a pedestrian access down the side along the boundary of the adjacent property.

HDAS advises that all front walls and enclosures should make a positive contribution to the street scene and must ensure adequate visibility for all vehicles entering and exiting the property. Walls and enclosures should not obstruct sight lines required for road and public safety. To ensure harmonisation with the existing street scene, applicants should ensure that the design and materials used and the height of any wall/enclosure must be in keeping with the character of the area. In terms of appearance the stylisation the proposal is similar to the host dwelling, using alike materials.

Highways safety

The proposal will not obstruct any views and is wide enough to ensure adequate visibility for all vehicles and pedestrians. Looking at other comments from Highways in similar schemes, issues surrounding highways safety may have been overcome by the use of a manually sliding gate (which would remain open during the day).

Conclusion

The design of the proposed gating with a height of 1.8 m and tall brick piers of 1.9 m match the characteristics of this end of the street scene and all properties have either high fencing, hedge rows or walls defining the edges to plots. It is therefore considered that the proposal is in keeping with the character and appearance of the area would not be detrimental to the visual amenity. As such it would in line with the requirements of Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 10.0 of HDAS: Residential Extensions.