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Single storey extension to rear of private dwelling, 68 Pine Gardens, Ruislip HA4 9TJ

DESIGN & ACCESS STATEMENT

Introduction

The applicant herein applies for Lawful Development confirmation for the addition of a small, projecting rear extension to the above dwelling, to improve internal amenity.

The property has adequate bedroom provision for the size of dwelling, but ground floor amenity is seriously lacking and the configuration of the property does not make ideal use of the site layout.

Family and health matters require a reconsideration of ground floor facilities and the applicants have concluded that site, budget and physical constraints dictate the need for a ground floor extension to provide additional 'living room' area and more pertinently a ground floor WC.

Assessment

Pine Gardens is a quiet, 'suburban' character residential road, comprising wholly of semi-detached properties of similar style and format. There is general unity in terms of materials and scale to the street frontage, but most properties have been amended and/or extended to the rear and upwards as loft conversions.

It is located within the Cavendish Ward, in the constituency of Uxbridge and South Ruislip.

Orientation is generally North-west/South-east, with the application property on the western side of the road, its rear garden facing south west.

The property is 'paired' with no.66 to its north. Both no.66 and the application dwelling have had works carried out to them in the past. No.66 has been extended under Permitted Development to the rear at ground level. No.68 has had its loft converted to habitable accommodation.

For the size of the plot, bedroom space (it is essentially a four bedroom dwelling) is acceptable, but the property suffers from a lack of adequate ground floor amenity, in the form of living/dining space. There is a modest living room to the front of the property, but the lack of separate dining facilities means that this doubles for that purpose also, making the space tight. The existing kitchen extends across the rear of the dwelling meaning that the living space has no direct relationship with private amenity/the rear garden.

The applicants live in the property with their daughter and granddaughter. The lack of separate living and dining area can mean a lack of privacy at times. A series of ongoing and



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progressing medical conditions over a period of years have resulted in the wife of the applicant couple suffering from serious back and posture issues, meaning bending, lifting and at times climbing stairs can be a painful exercise.

The arrangement of the kitchen means that use of the washing machine and tumble dryer can be a problem, requiring bending down; the lack of any WC facilities on the ground floor results in inconvenience.

It is therefore considered that limited alteration works to provide a better level of ground floor amenity are required and that working within the various constraints, a straightforward single storey rear extension would address the fundamental issues.

The site area is 201m². The footprint of the existing buildings is some 46m². There is a shed in the rear garden that houses family pets.

The property is not within a Conservation Area. The property is not within an area subject to an Article 4 Direction.

The site is not within Green Belt, Metropolitan Open Land, an Area of Special Local Character or any other specific Policy areas.

The property is not Listed.

The site lies with a 'Developed Area'.

The applicants have considered Permitted Development Rights in relation to location, size, depth, height etc. and the proposals have been drawn up taking these in to account.

The applicants have also considered the overlying complexities and opportunities as prescribed by planning policy and the existing locale/neighbourhood circumstances, as well as reviewing/considering local character, development strategies and aesthetic, outlook etc.

Previous applications have also been taken into consideration.

Previous applications

There is only one previous planning application recorded on the online register:

- **34138/83/1783**; Permitted Development application submitted December 1983;
Erection of a garage to rear of the property; Decision: Approved.

The garage in question was subsequently demolished due to being in a decaying state (and the land to the rear no longer being accessible by vehicle) and the family pets now occupy that part of the site.



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Policies relevant to the application and development of the application site

Whilst the application looks to obtain confirmation that Prior Approval is not required for the proposed extension, we have also reviewed Planning policies for London Borough of Hillingdon, as well as national planning policy in the assessment of the potential proposals.

Below policies (relevant extracts) have been considered in the submission:

Hillingdon Local Plan Part 1 – Strategic Policies

Policy BE1 – Built Environment

- **The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:**
- i) Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
- ii) Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;
- ix) Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.

This policy's aims are to ensure that any development at its very least maintains the quality of the built environment within which it lies, including paying all due care and attention to adjoining properties and avoiding 'over-development' and damage to local biodiversity and flood risk protection. See later.

Hillingdon Local Plan Part 2 - Development Management Policies 2020

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:**
- i) 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;
 - impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities.



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- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated London Borough of Hillingdon Local Plan Part 2 - Development Management Policies 50 and un-designated, and their settings.
- 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.**

This policy's aims are to ensure that any extension works proposed take full account of the surrounding properties as well as the development property itself. See later.

Policy DMHD 1 – Alterations and Extensions to Residential Dwellings

- **A: Planning applications relating to alterations and extensions of dwellings will be required to ensure that:**
 - i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
 - ii) a satisfactory relationship with adjacent dwellings is achieved;
 - iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
 - iv) new extensions respect the design of the original house and be of matching materials;
 - v) there is no unacceptable loss of outlook to neighbouring occupiers;
 - vi) adequate garden space is retained;
 - vii) adequate off-street parking is retained;
 - viii) trees, hedges and other landscaping features are retained;
- **B: Rear Extensions:**
 - i) single storey rear extensions on semi-detached houses with a plot width of 5 metres or less should not exceed 3.3metres in depth or 3.6metres where the plot is 5 metres or more;
 - iii) flat roofed single storey extensions should not exceed 3.0metres in height, measured from ground level;

The policy's aims are to protect existing urban fabric and neighbouring amenity and character. See later.

Evaluation of Proposals

The proposals are illustrated in the submitted drawings.

In considering the occupants requirements, the site circumstances were assessed by site inspection and via desk-study, to review the development constraints and opportunities in the light of physical site properties, Permitted Development Rights, local development, local character, architectural form and aesthetic and neighbouring amenity.

Assessment was made of prescribed sight lines and proximity constraints (for 'full' planning requirements), as well as consideration of factors covered under Appendix A to the Hillingdon Local Plan Part 2 - Development Management Policies 2020 ("Householder Development Policies"), prescribing acceptable parameters for residential alterations and these policies were considered during the design development.



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The proposed extension is required to improve internal amenity as well as better-integrating the dwelling with its rear garden amenity.

At present, the arrangement of the living space is cramped and it has no relationship with the private garden to the rear. The lack of separate dining facilities means that privacy issues can occur given the three-generation occupancy makeup.

This situation can be easily addressed by providing additional 'living space' to the rear. This is to be used as general 'garden room', 'day room', TV room etc., freeing up some of the space in the main living room to enable it to be more beneficially used.

The need for ground floor WC facilities can be readily accommodated and their location adjacent to the existing kitchen simplifies drainage and plumbing.

Relocating washing and tumble dryer machines to enable them to be 'stacked' removes the burden placed by having them at low level in the existing kitchen (in terms of lifting, bending to empty/fill etc.).

All of this can be achieved by the simple construction of a single storey full-width extension to the rear. This extension would sit within the stipulated parameters in terms of size (being some 3.5m in depth, with a height of under 3m) in both Permitted Development Rights and full Planning. The entire existing internal arrangement is to be retained, with the existing kitchen window being removed and turned in to an open 'hatch' to retain the existing visual garden link and provide 'integration' with the new space without the need for expensive structural alterations to remove the rear wall.

The rear garden (currently a paved patio area with additional rock garden 'informal' landscaping) is to be reconfigured to provide 'greener' and more manageable external seating and planted areas.

The proposed extension will sit alongside that of the adjoining property (no.66) and will sit within its silhouette in terms of length and height. The site orientation means that the extension will have zero effect on overshadowing or daylight on either adjoining property.

Height, location, depth and configuration details contained within the proposals demonstrate that the proposed extension lies within the parameters of prescribed Permitted Development limits.

The extension will be in painted render to match the existing and adjacent property/ies.

Parking and cycle storage

Provision and access for cycle storage, refuse storage and garden maintenance are unaffected.

Parking provision is unaffected by the proposals.



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Flood Risk Assessment

The property does not lie within an area prone to Flood Risk as identified by the Environment Agency.

Trees

There are no trees affected by the works.

Materials

All proposed materials are noted on the submitted drawings.

All existing facing materials and windows, rainwater goods etc. are to be replicated within the new extension.

Access Provision

Disabled access is not affected by the proposed works, though provision of new WC facilities on the ground floor are a clear improvement to the amenity of the property.

Security/Safer Places

The existing rear boundaries to the site are to be retained.

All new windows are to be installed with high-security ironmongery and construction, in line with the principles of Approved Document Q of the Building Regulations, "Security – Dwellings".

Sustainability

The proposed extension is to be detailed and constructed to exceed minimum prescribed Building Regulations thermal performance standards, so as to ensure energy efficiency and minimise energy loss.

Planning policy promoting good design in terms of building performance will be respected, for the benefit of the general environment and occupants alike.

Refuse Containment Storage and Collection

The existing provision of internal and external recycling and refuse storage are maintained.

Conclusion

Improvements to the internal amenity of the dwelling are required.



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This small extension addresses the need to improve the internal living space but avoids taking up too much important garden amenity and avoids more invasive structural works.

The proposals lie within the bounds as prescribed by current Permitted Development Government Legislation in terms of the height, boundary proximity, depth and location in relation to the existing dwelling etc..

The proposals will place no negative impact on surrounding properties.

Scale and height respect existing properties in the vicinity, adjoining properties' amenity has been observed and overlooking and visual intrusion avoided.

We therefore consider that the submitted proposals offer a positive proposal to the benefit of occupants, neighbouring properties and the locale as a whole, sustaining the objectives of local and national planning policy.