

PLANNING, DESIGN & ACCESS STATEMENT

ADDRESS 23 Pine Gardens, Ruislip HA4 9TN.

1. INTRODUCTION

1.1 This statement has been prepared in support of planning application at 23 Pine Gardens, Ruislip HA4 9TN.

1.2 The application seeks planning permission for a two-story side extension with hipped roof to match existing, lower than the main roof to preserve the subordinate look, rear single storey extension with a depth of 3 m and conversion of roof space to habitable use to include a rear dormer and 1 front rooflight. The application will provide a ground floor kitchen/dining area with a living room with utility and plant room area and a first-floor bedroom with ensuite.

2. SITE LOCATION AND DESCRIPTION

2.1 The application comprises of a two-story semi-detached residential property that benefits from a substantial corner plot. It is located towards the bend of Pine Gardens in an area that is characterised by a variation of residential semi-detached properties, many of which have been extensively extended to the side and rear with single and double story extensions including loft conversions including extensions to extensions. The property benefits from a large front forecourt area which makes adequate provision for off streetcar parking. The property also benefits from a substantial side and rear garden.

2.2 The application property benefits from being a corner plot on the Pine Gardens. The property is adjoined by number 21 Pine Gardens. To the side of the property is 25 Pine Gardens.

3. DESIGN CONSIDERATIONS

3.1 The proposed rear extension and two-story side extension together with the rear dormer has been designed based on current planning regulations to sit well within the site boundary. More than adequate space is retained to the side and rear of the property avoiding a cramped appearance. Careful consideration has been given to the impact of the proposed development on neighbouring properties. There are no issues so far as neighbouring amenity is concerned having regard to privacy, overlooking or loss of outlook. The proposed design responds to the established pattern and scale of surrounding

development and harmonises the appearance of the architectural composition.

3.2 Setting the two-storey extension back from the existing property clearly identifies the new work to prevent the terracing affect and does not compromise the corresponding building line. It also complies with the HDAS 5.6 (HILLINGDON DESIGN AND ACCESSIBILITY STATEMENT) where it states that The ground and first floor should be set back 1m from the main front building line to ensure a subordinate appearance to the existing house. To prevent any terracing effect we have set back the two storey extension at 1.5 m to make sure that it will give the subordinate appearance. This sympathetic approach is not detrimental to the appearance and symmetry of the pair of the semi-detached houses or the wider street scene.

3.3 Also, the two-storey extension has been set 1.22m away from the boundary with No 25 to make sure that it protects the character and appearance of the street scene and protects the gaps between properties, it also complies with policy 5.1 of the HDAS.

3.4 The current and original width of the existing property at its widest point is 6.1 metres where the first floor WC extends (please see existing plans). Therefore, in accordance with planning regulations the proposed two storey extension is less than half width of the main house at 3 metres (please see proposed plans).

3.5 The single storey rear extension has been carefully designed to comply with the local authority policies and planning regulations. The depth has been designed to 3 m to comply with the policy 3.3 of HDAS where it states that Semi-detached/ terraced houses on a plot more than 5m wide (the plot is approx. 12 m) an extension up to - 3.6m deep is acceptable (we have designed to 3m to retain enough amenity space 62 sqm to comply with the local regulations). The height of the flat roof of the single storey extension has been designed up to 2.95m to make sure it complies with the policy 3.6 of the HDAS where it states that a flat roof single storey extension will be acceptable and that should not exceed 3m in height.

3.6 The dormer box has been carefully designed to follow policy as described in the HDAS policy 7.7 and measurements and guidance has been followed to make sure that the dormer box does not overlook the character of the existing building and be subordinate to the existing house. The dormer has been designed to appear secondary to the size of the roof face within which is set. The space in the loft has been carefully designed to limit the space only for the purpose of the room. It also only occupies 32% of the roof slope. The external wall finish, roofing material and design fenestration matches those used in the existing building.

3.7 There are numerous historical examples on Pine Gardens where single and double story side and rear extensions have been built as well as loft conversions far exceeding current planning regulations as per the adjoining property at 21 Pine Gardens or 47 Pine Gardens where the extension exceeds 4metres. Please see below, a typical example of double story side extension at 21 (neighbouring property) and 75 Pine Gardens.



No. 21 Pine Gardens



No. 75 Pine Gardens