

Design Access Statement

Site: 246 Victoria Road, Ruislip, HA4 0DW

Proposal: Single storey side and rear extension and convert existing residential house into 2 self-contained flats.

Ground Floor Flat (Flat 1):

3 Bed 4 People 83.5m²

Car Parking in the front garden

Bin Storage in the rear garden

Cycle storage in the rear garden

Private Amenity space in the rear garden

First Floor Flat (Flat 2):

2 Bed 3 People 74m²

Car Parking in the rear garden

Bin Storage in the rear garden

Cycle storage in the rear garden

Private Amenity space in the rear garden

4min walk to Bessingby Park and many other parks.

11min walk to Ruislip Manor station

3min walk to bus stop

Note previous refusal was:

The conversion of the four-bedroom dwelling into 2 x two-bedroom flats would result in the loss of a residential unit that is suitable and appropriately sized for a family.

The proposal would therefore unacceptably undermine the supply of family housing within the Borough, for which there is an identified need, contrary to Policies DMH 1 and DMH 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy H10 of the London Plan (2021) and the National Planning Policy Framework (2021).

New proposal is providing a ground floor 3 bed unit to meet the councils requirements.