

DESIGN AND ACCESS STATEMENT

PART SINGLE, PART TWO STOREY SIDE AND REAR EXTENSION AND CONVERSION OF THE DWELLING INTO TWO SELF – CONTAINED RESIDENTIAL UNITS

AT

1 PINWOOD AVENUE, UXBRIDGE UB8 3LW



PREPARED BY

JPB Architects

Cedar House

Vine Lane

Hillingdon

UB10 0NF

Tel: 01895 272 446

Email: admin@jpbarchitects.co.uk

Ref: 10890

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1.0 INTRODUCTION

- 1.1 This statement has been prepared in support of a full planning application for the erection of part single, part two storey side and rear extension and conversion of the property into two self-contained units with associated parking and amenity space at No 1 Pinewood Avenue Uxbridge UB8 3LW ("the Property").
- 1.2 The statement provides a description of the site outlines the relevant national & Local Policies, design evaluation and other material considerations.
- 1.3 In addition to the statement the planning application is accompanied by the following documents, which should be read in conjunction with this statement:
 - Drawings 10890/
 - 101 Site Location Plan
 - 102 Existing Floor Plans
 - 103 Existing Elevations
 - 105 Existing Block Plan
 - 111 Proposed Block Plan
 - 112 Proposed Floor Plans
 - 113 Proposed Elevations
- 1.4 The statement concludes that the planning application meets the objectives of the planning policy and that permission should be granted accordingly.
- 1.5 The site benefits from a previous planning approval for a two-storey side extension and part single storey rear extension under planning application 41631/APP/2003/1952. This was approved in October 2003, it has not been implemented.

2.0 SITE DESCRIPTION AND EXISTING PROPERTY



Site Context

- 2.1 The Site is located on corner of Park View Road and Pinewood Avenue. The site is accessed from Park View Road.
- 2.2 The site is on edge of residential and educational buildings. On left hand side of the property on Park View Road, Stockley Academy building is located. A detached building, Stockley Access & Inclusion Centre which forms part of the Stockley Academy is located to the rear of the subject site.
- 2.3 On right hand side of the property is residential in character, predominately semi-detached properties and corner properties comprising blocks of terrace dwellings.
- 2.4 The site has good public transport facility bus routes U5 available on Park View Road and Bus routes U1 and U3 available on Falling Lane which is within 5 minutes walking distance from site. Bus routes connect to Uxbridge station and West Drayton train station.

Existing property

2.5 The property has following planning history:

41631/B/88/1330: Erection of single storey rear extension, porch & detached garage approved in 1988. This permission implemented and existing drawing includes ground floor rear extension and porch.

41631/APP/2003/1952: Erection of a two-storey side extension and part single storey rear extension approved in 2003. This permission has not been implemented. The current proposal includes approved two storey side extension and single storey rear extension.

2.6 The property is end of terrace located on corner plot. Site area is 289 M2 and ground floor footprint including rear extension is 55 M2. The garage is located on south-west corner of the plot on Park View Road.

2.7 The existing accommodation comprises two bedrooms on first floor with living room, kitchen and dining area at ground floor. The site, due to the corner plot provides area at front, rear and side for amenity and parking including garage.

2.8 Externally the property finished with white render and hanging tiles on front gable with roof tiles. Ground is consists of partly hardstanding and soft landscaping.

3.0 PLANNING POLICY

The Development Plan

- 3.1 The development plan for the purposes of section 38(6) of the Planning and Compulsory Purchase Act 2004 is the Hillingdon Local Plan Part 1 Policies and Part 2 (Saved UDP) Policies and “The London Plan – The Spatial Development Strategy for London Consolidated with Alterations since 2011” (March 2015).

Hillingdon Local Plan – Saved UDP Policies (2012)

- 3.2 Relevant policies are:-

Part 1 Policies:

- 3.3 PT1.BE1 Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments
AM14 New development and car parking standards
BE13 New development must harmonise with the existing street scene
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area
BE20 Daylight and sunlight considerations
BE21 Siting, bulk and proximity of new buildings/extensions
BE23 Requires the provision of adequate amenity space
BE24 Requires new development to ensure adequate levels of privacy to neighbours
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals
H4 Mix of housing units
H7 Conversion of residential properties into a number of units

LPP 3.3 (2016) Increasing housing supply
LPP 3.5 (2015) Optimising housing potential
LPP 3.5 (2011) Quality and design of housing developments

- 3.4 The Council’s “Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document” adopted December 2008 (“HDAS”) is also relevant to the proposal together with HDAS-LAY residential Layouts.

National Planning Policy Framework

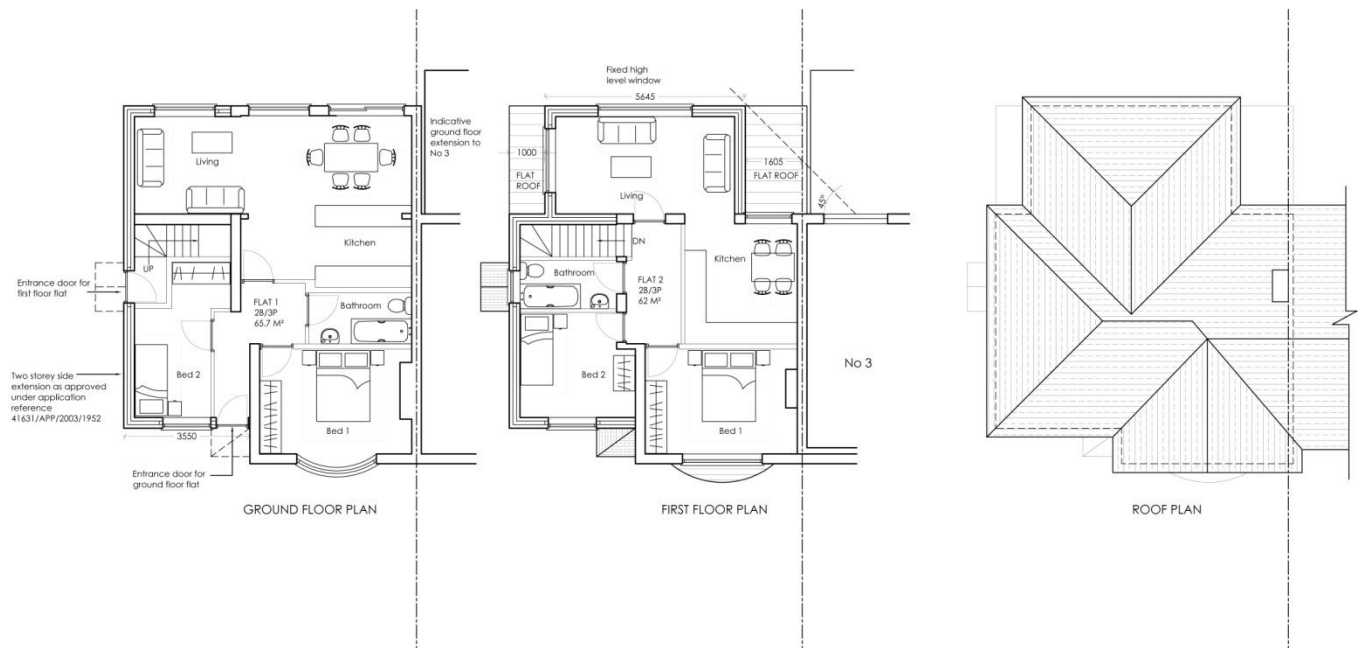
- 3.5 The National Planning Policy Framework (“NPPF”) aims to strengthen local decision making and reinforce the importance of up-to-date plans.
- 3.6 NPPF para 211 advises that for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of this Framework. However, the policies contained in the

Framework are material considerations which LPAs should take into account. NPPF para 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

4.0 PROPOSAL



Proposed Block Plan



Proposed Plans



Proposed Elevations

4.1 Proposed extensions: side/rear extension would comply with this guidance:-

- (1) The extension is subservient to the main house. The proposed two storey side extension will be 3.55m wide similar to the previous approval and extend to the length of original property. At ground floor wrap around extension 3.0m deep proposed as approved on previous application 41631/APP/2003/1952.
- (2) At first floor rear extension will be 3.0m deep as ground floor extension and 5.64m wide. This will set in from both sides. 1.0m set in from the Park View Road and 1.6m away from No 03 boundary line. The first-floor extension will not encroach the notional 45-degree line from the centre of No 3 window. There will be no adverse impact of the amenities of the adjoining or surrounding properties.
- (3) The scale, design, height, angle of pitch and materials of the roof to the proposed extension match those of the other existing single storey elements and the main house to ensure a cohesive and integrated design solution.
- (4) The proposal would result in a pleasing and visually appropriate addition in keeping with the overall character and appearance of the house.

LAYOUT

- 4.2 New side extension will have main entrance door for ground floor flat. This will lead to entrance hall. Bedrooms will be located on front and living kitchen at rear with direct access to private amenity area. Ground floor unit will be 2B/3P with proposed internal area of 65.7 m2.
- 4.3 Entrance door for first floor flat will be located on side of the new extension facing park View Road. A new staircase will lead to entrance hall at first floor. The layouts in both units is such that similar rooms are stacked. The bedrooms of first floor flats will be located to the front with living / kitchen area to the rear. The Upper floor unit will be 2B/3P with internal area of 62m2. The ground floor access area is not included in flat area.
- 4.4 The conversion will provide a good quality of design and living environment. Whilst the proposals respect a stacking arrangement, in addition, acoustic insulation will be incorporated to address current Building Regulations Requirements.

ACCESS

- 4.5 The property will be accessed via Park View Road. Two separate front door level accesses are proposed from front and side elevation.

PARKING

- 4.6 Recent approved planning application for 52 GLEDWOOD AVENUE HAYES - 72499/APP/2017/1668 for the proposed 'Porch to front and conversion from 1 x 4-bed dwelling to 1 x 1-bed and 1 x 2-bed self-contained flats with associated parking and amenity space' **It was acceptable that two parking space one for each flat was in compliance with London Plan Parking Standards.**

Similarly, two parking spaces are proposed within the curtilage of the subject site. The front driveway provides sufficient space for turning to allow vehicles to enter and exit the property in forward gear.

- 4.7 2 Cycle parking spaces are proposed for each unit, the ground floor unit spaces are located to the front of the property whilst the first floor spaces are located within their amenity space.

AMENITY

- 4.8 Existing garden will be divided into two with separate access. Ground floor flat will have rear garden of 60 M2 area with direct access from living/kitchen open plan layout. First floor flat will have side/rear garden of 40 M2 together with 16m2. The windows to the first floor unit will not overlook the ground floor amenity space. The existing garage can be utilized for garden shed/cycle parking/storage. The existing garage also provides screening to the amenity space from Park View Road, in addition a 1.8m high timber close boarded fence proposed to perimeter of garden.

BIN STORAGE

- 4.9 The bin storage proposed within the flat as advised by refuse and recycling officer. Please refer to attachment.

5.0 CONCLUSION

- 5.1 The proposed side/rear extension would result in an appropriate and well-designed addition which would be in keeping with the scale, design and character of the existing house. It will be subservient to the main house. The scale, design, height, angle of pitch and materials of the roof to the proposed extension match to the main house to ensure a cohesive and integrated design solution.
- 5.2 The proposals comply with all the relevant policies set out above and will further enhance and contribute both to the vitality and viability of the local area. It will not result in any demonstrable harm to the visual amenity of the street scene or the character and appearance of the wider area. It will not result in any unacceptable harm to the amenities of occupiers of neighbouring properties.
- 5.3 New smaller units will be help to increase the number of dwellings within the borough and will help Council to achieve to meet overall housing target.
- 5.4 The proposal will not have a detrimental impact on any habitable rooms of adjoining or adjacent properties.
- 5.5 Finally, the proposals comply with the objectives of the planning policy and we respectfully request that permission should be granted accordingly.