

Planning Statement

2 Chalfont Road,
Hayes
UB3 3BU

09/07/2024

Introduction

This Planning, Design, and Access Statement (PDAS) has been prepared to support a detailed planning application for the proposed development at 2 Chalfont Road, Hayes UB3 3BU. The application seeks permission for a two-storey side extension, a rear extension, and the conversion of the existing single-family dwelling into two self-contained flats. This document outlines the rationale behind the proposal, the design approach, and the compliance with relevant planning policies and guidelines.

The proposed development aims to enhance the property's functionality and aesthetics while providing additional housing units in line with the local housing needs. The design respects the character of the existing building and the surrounding area, ensuring a harmonious integration into the neighbourhood.

Site and Surrounding Area

Site Description

2 Chalfont Road is a semi-detached property situated in a predominantly residential area of Hayes. The property is located on the northern side of Chalfont Road, with its frontage facing south. The site currently features a two-storey dwelling with a converted roof space, providing a spacious internal layout. The property benefits from a front driveway that accommodates two off-street parking spaces.

The site dimensions are approximately 10 meters in width and 30 meters in depth, providing a generous plot size for the proposed extensions. The existing building has a traditional architectural style with a pitched roof, and the materials used include red brick and tiled roofing, which are characteristic of the area.

Surrounding Area

The surrounding area of Chalfont Road is characterised by a mix of semi-detached and terraced houses, many of which have undergone various forms of extensions and alterations. The neighbourhood exhibits a diverse architectural style, reflecting the gradual evolution of the area over time. Notable developments in the vicinity that serve as precedents for the proposed scheme include:

- 1 Chalfont Road, Hayes UB3 3BU: A two-storey side extension with a rear dormer, maintaining a similar architectural style.
- 1 Little Road, Hayes UB3 3BT: A two-storey side extension, enhancing the property's living space while respecting the neighbourhood character.
- 2 Silverdale Road, Hayes UB3 3BX: A two-storey side and rear extension demonstrating a successful integration of additional living space.
- 38 Little Road, Hayes UB3 3BT: A two-storey side extension with a rear dormer, blending seamlessly with the existing building.

These examples illustrate a trend of homeowners in the area expanding their properties to accommodate growing family needs and enhance property values. The proposed development at 2 Chalfont Road follows this established pattern, contributing to the ongoing improvement and modernization of the housing stock in Hayes.

Proposed Development

Overview

The proposed development at 2 Chalfont Road involves the following key elements:

1. **Two-Storey Side Extension:** The side extension will be set 1 meter from the front elevation and away from the side boundary, ensuring it remains subservient to the original building and maintains the streetscape's rhythm. It will feature a hipped roof set 0.5 meters below the original ridge line, similar to the roof design at No. 1 Chalfont Road.
2. **Rear Extension:** A single-storey rear extension will provide additional living space on the ground floor, enhancing the functionality and usability of the property.
3. **Roof Design:** The existing roof, previously converted from hipped to gable with a rear dormer, will be revised to blend in with the proposed hipped style roof. This design approach aligns with the architectural style approved at 38 Little Road (Ref: 62175/APP/2008/2662).
4. **Conversion to Flats:** The property will be converted from a single dwelling into two self-contained flats:
 - **Ground Floor Flat:** A 3-bedroom flat with a gross internal area of 99sqm.
 - **Upper Floors Flat:** A 2-bedroom flat with a gross internal area of 115sqm.

Detailed Design

Two-Storey Side Extension

The side extension will be designed to complement the existing building's architectural style, using matching materials and finishes. The 1-meter set-in from the front elevation ensures the extension remains visually subordinate to the main house, preserving the property's original character. The hipped roof, set 0.5 meters below the existing ridge line, creates a stepped roof profile that respects the proportions of the original building and the surrounding properties.

Rear Extension

The rear extension will provide additional living space on the ground floor, creating a larger open-plan kitchen and dining area. This extension will enhance the property's functionality, providing modern living standards for future occupants. The design will incorporate large glazed doors to the rear garden, allowing ample natural light to flood the interior spaces.

Roof Design

The revised roof design will blend the existing rear dormer with the proposed hipped roof, ensuring a cohesive and aesthetically pleasing appearance. This approach mitigates any potential visual impact on the surrounding properties and maintains the building's architectural integrity.

Conversion to Flats

The property will be converted into two self-contained flats, and space planning and functionality will be carefully considered. Each flat will be designed to provide comfortable, high-quality living environments that meet modern housing standards.

- **Ground Floor Flat:** The 3-bedroom flat will feature a spacious open-plan living, dining, and kitchen area, three well-proportioned bedrooms, and a family bathroom. The layout will ensure efficient use of space, with direct access to the rear garden.
- **Upper Floors Flat:** The 2-bedroom flat will occupy the first and second floors, providing a generous living space with an open-plan layout on the first floor and two bedrooms on the second floor. The design will include ample storage, modern kitchen and bathroom facilities, and high-quality finishes throughout.

Planning Policy

National Planning Policy Framework (NPPF)

The NPPF sets out the government's planning policies for England and how these should be applied. The proposed development aligns with the following key principles of the NPPF:

- **Sustainable Development:** The development makes efficient use of land by providing additional residential units within an existing urban area, contributing to sustainable development objectives.
- **Boosting Housing Supply:** The conversion of the property into two flats supports the NPPF's aim to significantly boost the supply of housing, addressing local housing needs.
- **Design Quality:** The proposed extensions and conversions have been designed to a high standard, respecting the local context and enhancing the property's appearance.

London Plan

The London Plan sets out the spatial development strategy for Greater London. The proposed development aligns with the following policies of the London Plan:

- **Policy H1: Increasing Housing Supply:** The conversion of the property into two flats contributes to the increase in housing supply, meeting the needs of the growing population.
- **Policy D3: Optimising Site Capacity:** The development optimises the use of the site by providing additional residential units while maintaining high design standards.
- **Policy T6: Car Parking:** The development provides adequate off-street parking, meeting the standards set out in the London Plan.

Hillingdon Local Plan

The Hillingdon Local Plan comprises two parts: Part 1 (Strategic Policies) and Part 2 (Development Management Policies). The proposed development complies with the following policies of the Hillingdon Local Plan:

- **Policy BE1: Built Environment:** The development respects the character and appearance of the local area, using high-quality design and materials.
- **Policy H1: Housing Growth:** The conversion supports the policy objective of delivering additional housing to meet local needs.
- **Policy AM14: Parking Standards:** The development provides sufficient off-street parking, in line with the council's parking standards.

Policy DMH 4: Conversion to Flats

Policy DMH 4 outlines specific criteria for the conversion of houses to flats. The proposed development at 2 Chalfont Road complies with these criteria as follows:

- **Minimum Floor Area:** The existing property, following the 3m rear extension and dormer extension, exceeds the minimum required floor area of 120sqm. This ensures that the converted flats will provide adequate living space for future occupants. The existing property has been measured to ensure it meets this threshold, with the current floor area calculated at the time of submission being compliant.
- **Impact on Character:** The conversion will not result in more than 10% of houses on Chalfont Road being converted to flats. According to council tax records, there are no other conversions on Chalfont Road, ensuring that the proposed development maintains the character of the area.
- **Quality of Accommodation:** The proposed flats are designed to provide high-quality living environments, meeting modern housing standards and ensuring adequate space, light, and ventilation for future residents.

Principle of Development

The principle of converting a single dwelling into two self-contained flats is supported by national, regional, and local planning policies. The proposed development addresses the following key principles:

- **Efficient Use of Land:** The conversion makes efficient use of the existing property, providing additional housing units without the need for new land development.
- **Meeting Housing Needs:** The development contributes to meeting the local housing needs by providing two high-quality residential units, enhancing the housing mix in the area.
- **Respecting Local Character:** The design of the extensions and the conversion respects the character and appearance of the existing building and the surrounding area, ensuring a harmonious integration.

Design

Design Objectives

The design objectives for the proposed development include:

- Enhancing the functionality and aesthetics of the existing property.
- Providing additional living space to meet modern housing standards.
- Ensuring the design respects the character and appearance of the surrounding area.
- Creating high-quality residential units that offer comfortable and efficient living environments.

Architectural Approach

The architectural approach for the proposed development involves:

- **Two-Storey Side Extension:** The side extension will be designed to match the existing building's architectural style, using similar materials and finishes. The hipped roof design, set 0.5 meters below the original ridge line, ensures the extension remains subservient to the main house.
- **Rear Extension:** The rear extension will provide additional living space on the ground floor, featuring large glazed doors to the rear garden, enhancing natural light and creating a seamless connection between indoor and outdoor spaces.
- **Roof Design:** The revised roof design will blend the existing rear dormer with the proposed hipped roof, maintaining the architectural integrity of the building and minimizing visual impact on neighboring properties.
- **Conversion to Flats:** The conversion will be executed with careful consideration of space planning and functionality, ensuring each flat provides a high-quality living environment.

Materials and Finishes

The materials and finishes for the proposed development will be selected to match the existing building, ensuring a cohesive and aesthetically pleasing appearance. These include:

- **Brickwork:** Red brick to match the existing façade, providing a consistent and harmonious appearance.
- **Roof Tiles:** Tiled roofing to match the existing roof, ensuring visual continuity.
- **Windows and Doors:** High-quality UPVC or timber windows and doors, matching the existing style and enhancing energy efficiency.

Neighbouring Amenity

Impact on Neighbouring Properties

The proposed development has been designed to minimise any potential impact on the amenity of neighbouring properties. Key considerations include:

- **Privacy:** The design ensures that the new windows and openings do not directly overlook neighboring properties, maintaining privacy for both the existing and new residents.
- **Daylight and Sunlight:** The extensions have been designed to avoid overshadowing neighboring properties, ensuring adequate daylight and sunlight levels are maintained.
- **Noise:** The conversion into two flats will be executed with sound insulation measures, ensuring that noise levels are minimized and do not adversely affect neighboring properties.

Consultation with Neighbours

As part of the planning application process, we have engaged with neighbouring residents to discuss the proposed development and address any concerns. Feedback from these consultations has been incorporated into the design to ensure the development respects the amenity of neighboring properties.

Transport

The property is located in a PTAL 3 area, indicating good accessibility to public transport services. This supports the sustainable transport policies of the London Plan and local planning guidelines. The proximity to public transport options reduces the reliance on private car use, contributing to sustainable development objectives.

Impact on Local Traffic

The proposed development is not expected to generate significant additional traffic, as the conversion results in only one additional residential unit. The impact on local traffic and parking demand will be minimal, given the existing off-street parking provision and the good public transport accessibility.

Car Parking & Cycle Storage

Car Parking

The site benefits from two existing off-street parking spaces at the front of the property. This provision meets the parking standards for the proposed flats, ensuring adequate parking for future residents. The design includes a well-laid-out driveway, providing easy access and egress for vehicles.

Cycle Storage

Secure cycle storage will be provided to encourage sustainable transport options. The storage area will be conveniently located and easily accessible for residents, promoting the use of bicycles as an alternative mode of transport.

Refuse Strategy

A dedicated refuse storage area will be provided, ensuring convenient and hygienic waste management for both flats. The refuse storage area will be easily accessible for residents and collection services, ensuring efficient waste collection and minimizing any potential impact on the surrounding area.

Conclusion

The proposed development at 2 Chalfont Road, Hayes UB3 3BU, comprising a two-storey side extension, rear extension, and conversion into two self-contained flats, aligns with national, regional, and local planning policies. The development provides additional housing, enhances the existing property, and respects the character of the surrounding area. The design ensures high-quality living environments for future residents, with minimal impact on neighbouring properties and the local community.

In summary, the proposed development offers the following benefits:

- **Additional Housing Units:** The conversion provides two high-quality residential units, contributing to local housing supply and meeting housing needs.
- **Enhanced Property:** The extensions and conversion enhance the functionality and aesthetics of the existing property, providing modern living standards.
- **Respect for Local Character:** The design respects the character and appearance of the surrounding area, ensuring a harmonious integration into the neighborhood.
- **Sustainable Development:** The development promotes sustainable transport options and efficient use of land, aligning with national and regional policy objectives.

We believe that the proposed development should be granted approval based on the merits and compliance with relevant planning guidelines, including Policy DMH 4. The proposal addresses all necessary criteria, ensuring a positive contribution to the local area and meeting the housing needs of the community.