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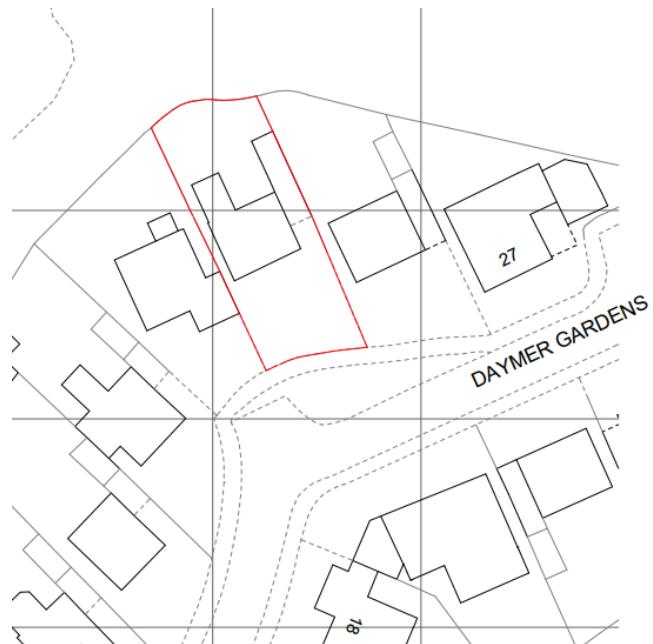
Rev 1 –November 2024

### Planning/Design and Access Statement

Demolition of existing rear conservatory, erection of a 2-Storey Rear extension, part single, part 2-storey side extension and a front extension

at

**23 Daymer Gardens, Pinner HA5 2HW**



Block Plan (Not to Scale)



Aerial Photo of 23 Daymer Gardens

## 1. Project Description

Demolition of existing rear conservatory, erection of a 2-Storey Rear extension, a part single, part 2-storey side extension and a front extension

## 2. Existing Site and Building

The application site comprises a two-storey detached dwelling, up on the hill on the North side of Daymer Gardens, with the front elevation facing South East. The property at number 23 is set back from its neighbour at Number 21 on the left, and number 25 on the right.

The property is constructed from rendered wall (Ground Floor level) and red facing brick (First floor level) and with a hipped roof. The house is currently set back from the frontage with a sloped front yard. There is hard surfacing to provide two off-street car parking spaces. There is also a garage at the side/rear of the property.

The rear garden is of good depth and width backing the boundary of Cuckoo Hill Recreation Ground, with the majority of the garden being laid to lawn.

To the rear (North) the site is bordered by, but not within, the **Raisins Hill, Area of Special Local Character** and lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).



Fig. 1 Front elevation of 23 Daymer Gardens



Fig. 2 Rear elevation

### 3. Transport

The property is about 1.3 miles from Pinner Underground Station and 1 mile from Northwood Hills Underground Station. There are 2 bus routes (H13 & 282) serve nearby.

### 4. Project Brief and Proposed Design

The existing house comprises of the following:

#### **Ground Floor**

Study, WC, Kitchen, Living room, Dining Area, Rear Conservatory, Garage (at the rear of the property).

#### **First Floor**

4 Bedrooms, 1 Family Bathroom, a Shared Bathroom for 2 of the bedrooms

#### **Project Brief**

The owners bought the house recently and it needs complete modernization. The current layout does not make the best use of the internal space they have.

They would like to extend the ground floor to provide a larger kitchen, living/dining area with rooms for multiple purposes. The proposed first floor extension would provide larger bedrooms with 1 shared bathroom and 1 family bathroom.

With a space needed for elderly relative and extended family, they would like to make some changes to their family home, so that it can be a place for them to work, study, relax and socialize with their families and friends.

#### **Proposed Design**

The proposed changes comprise of the following:

1. *There will be a front extension which will **match** the size of garage extension of neighbouring property no. 21 .*
2. *The reconfiguration of Internal Layout of the Ground floor, to form a larger combined open kitchen / dining / living area at the back of the house, and to create some multi-purpose rooms towards the front of the house.*
3. *There will be a new rooflights above the proposed ground floor rear extension to bring in more natural light to the living area on the ground floor.*
4. *The proposed **first floor rear extension and side extension** (right hand side) will provide 4 larger bedrooms, a family bathroom and a shared bathroom.*

5. *There will be rooflights added to the rear side of the roof to provide natural light to the new proposed double height stair well with a staircase.*

The materiality of the proposed extensions will match that of the existing house i.e., red facing brickwork, rendered walls, windows, clay roof tiles. This will ensure an aesthetic constancy is maintained between the neighbouring properties on Daymer Gardens.

Hence, we believe that the proposed alterations and extension will preserve and enhance the heritage asset of the original house, whilst improving the quality of space inside the property at the same time.

### **5. Planning history of the property and precedents in the area**

Properties on the same road have received planning approval to carry out alterations and/or extensions of similar sizes/style; here are some examples:

15672/A/77/0158                    27 Daymer Gardens Eastcote Pinner

15672/APP/2017/1152                    27 Daymer Gardens Eastcote Pinner

33025/APP/2022/2029                    27B Daymer Gardens Eastcote Pinner

33025/APP/2022/809                    27B Daymer Gardens Eastcote Pinner

There are also a few other properties on the same road that have **double garages** as part of the original buildings – see examples below:



No.1A Daymer Gardens



No.2 Daymer Gardens



No. 10 (right) and No. 12 (left)



No.18 Daymer Gardens



No. 20 Daymer Gardens



No. 21 (left) and No. 23 (the applicant's site) on the right



No. 27A (left) and 27B (right) Daymer Gardens

Our proposal is not dissimilar to the above proposals in terms of size, proportion, and scale.

## 6. Impact on the scale/ character of the existing property and the surrounding area

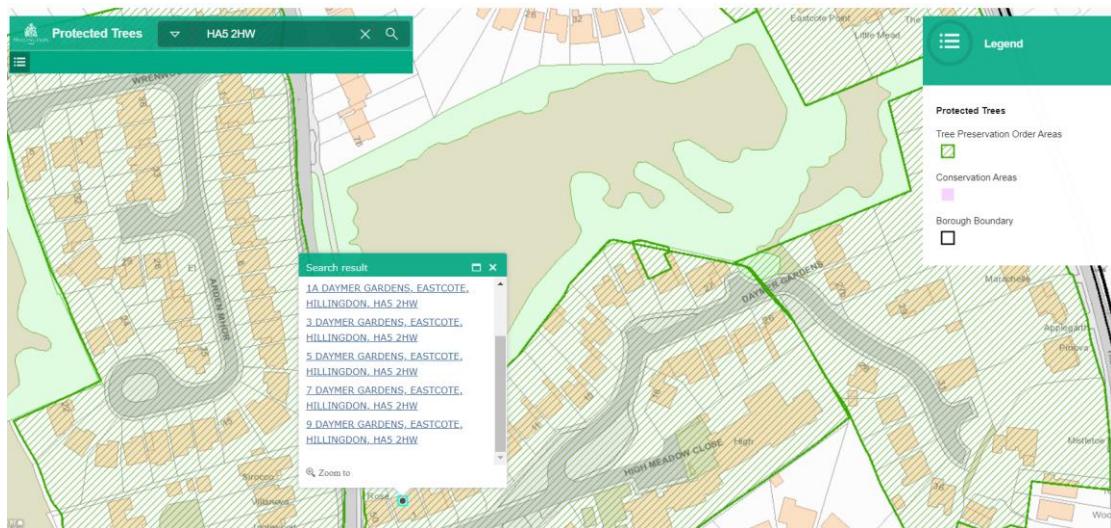
Since 23 Daymer Gardens is a detached property, the proposed 2 storey rear extensions will not cast any shadows nor block any daylight to the habitable rooms of neighbouring properties at Number 21 & Number 25. We have checked the **45-degree daylighting rule** as laid out on the Hillingdon SPD. Also, **provided is a Daylight and Sunlight Assessment report**.

The Proposed front extension to match the size of garage of property no.21 and to be in line with the front façade of the neighbour's house at No. 21 and is still set back from the house at No. 25.

The overall design will not form an overbearing impact on the street scene.

## 7. Landscaping

There are **NO** Tree Protection Orders to be observed within the land of 23 Daymer Gardens.



According to records, there are a few trees with Tree Protection Order in neighbouring properties, but they are much further away from the property at Number 23.

There are some tall trees within *Cuckoo Hill Recreation Ground*, which are close to the rear boundary of 23 Daymer Gardens.

## 8. Access

The existing driveway access remains as it is.

## **9. Parking**

There is currently a driveway in the front court, and a garage towards the rear of the house, which provide 2 parking spaces.

There is on street parking available on the road.

Emergency vehicles can access the property with no obstructions.

The proposed alterations will not create extra demand for additional parking on site.

## **10. Materiality**

The existing property is made of rendered wall on the ground floor level, red facing brick on the first-floor level, with a hip roof made of concrete tiles.

The proposal seeks to match the existing materials to remain respectful of the existing character and feel of the property. The use of rendered wall and facing brick on the extensions will create more visual continuity between the existing and the proposed. The proposed new roofs material of the extension to match the existing roof.

## **11. Sustainability and environmental impact**

All new construction will be executed to current standards for sustainability, and best practice will be followed in the procurement of all materials. All timber will be FSC certified, all surface materials will have low VOCs. The external walls, windows, new roof, and floors of the proposed extension will be designed to provide an effective thermal envelope as well as limiting noise ingress.

## **12. Bin and Refuse Storage**

The proposal will not impact the existing bin and refuse storage and will remain the same.

## **13. Planning Constraints**

The site is **NOT** within a high flood risk area (**Flood Zone 1**).

The site is **NOT** classified as a '**Listed Building**'.

The site is **NOT** within a Conservation Area, but next to an **Area of Special Local Character (Raisins Hill, Eastcote)**.

## **14. Relevant Planning Policy**

Part 1 Policies: PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM14 New development and car parking standards.
- BE5 New development within areas of special local character
- 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.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2016) Quality and design of housing developments

## **15. Right to Light**

A daylight sunlight assessment has been conducted for this application to show the impact of the First-floor extension on the neighbouring property at No.25. The First-floor extension passes the 45-degree site line for No.21.

## **16. Conclusion**

The proposed design will provide a new kitchen, dining and living area, and a few other multi-purpose rooms on the ground floor for the owner, elderly relative and family. Size of the bedrooms and 2 bathrooms will also be increased on the first floor.

We have designed the proposal to be in keeping to the architectural style of the other properties on the same road, as well as preserving the original character of the property. We consider that this proposal complies with the local and national guidance for such types of developments. We believe that the proposal contributes positively to the local area in terms of architectural character, while adhering to local planning regulations and enhancing the overall neighbourhood. We trust that the local authority will consider this in their assessment of the application.

Prepared by The Market Design and Build  
November 2024