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Planning Statement

For a

Proposed part two storey, part single storey side/rear extension,
conversion of roof to habitable use to include 5no. roof windows
and alterations to elevations.

At

37 Broadwood Avenue, Ruislip HA4 7XS

Date March 2023

BMD/1181

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Introduction

A previous planning application Ref: 46238/APP/2018/3341 for a part two storey, part single storey side/rear extension, single storey front extension, raising of height of roof and its conversion to habitable use to include 3 side rooflights and alterations to elevations was refused on 16th November 2018 for the following reason:

The proposed two storey side/rear extension and raising of the height of the roof by reason their size, scale, bulk, and design, would fail to appear as subordinate additions and would thus be detrimental to the architectural composition of the original dwelling and the character, appearance and visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

A subsequent pre-application advice request Ref: 46238/PCR/2022/254 was submitted to the Local Authority with a revised scheme for a proposed part two storey, part single storey side/rear extension, raising of height of roof and its conversion to habitable use to include 2 rear dormers, 2 side rooflights and alterations to elevations.

This planning statement has been prepared to support a new planning application for a revised scheme to address the issues identified during the pre-app as well as the previous reasons for refusal.

Previous Planning Application

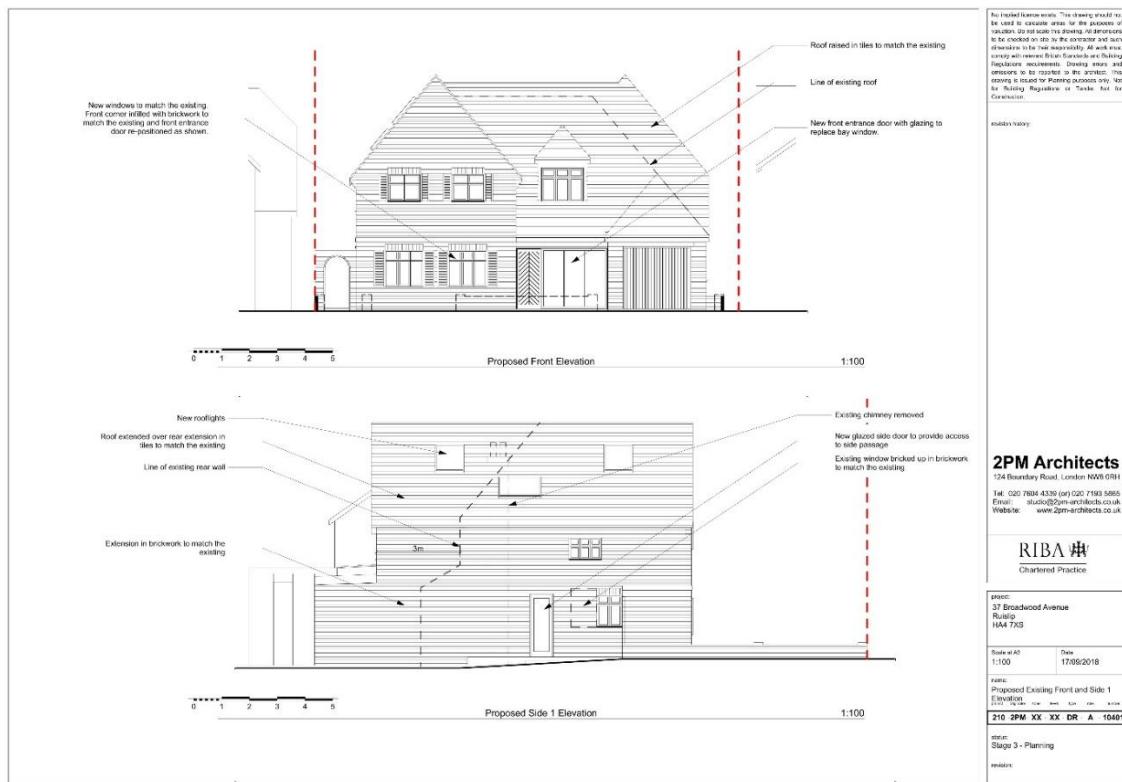


Figure 1 Previous Elevations

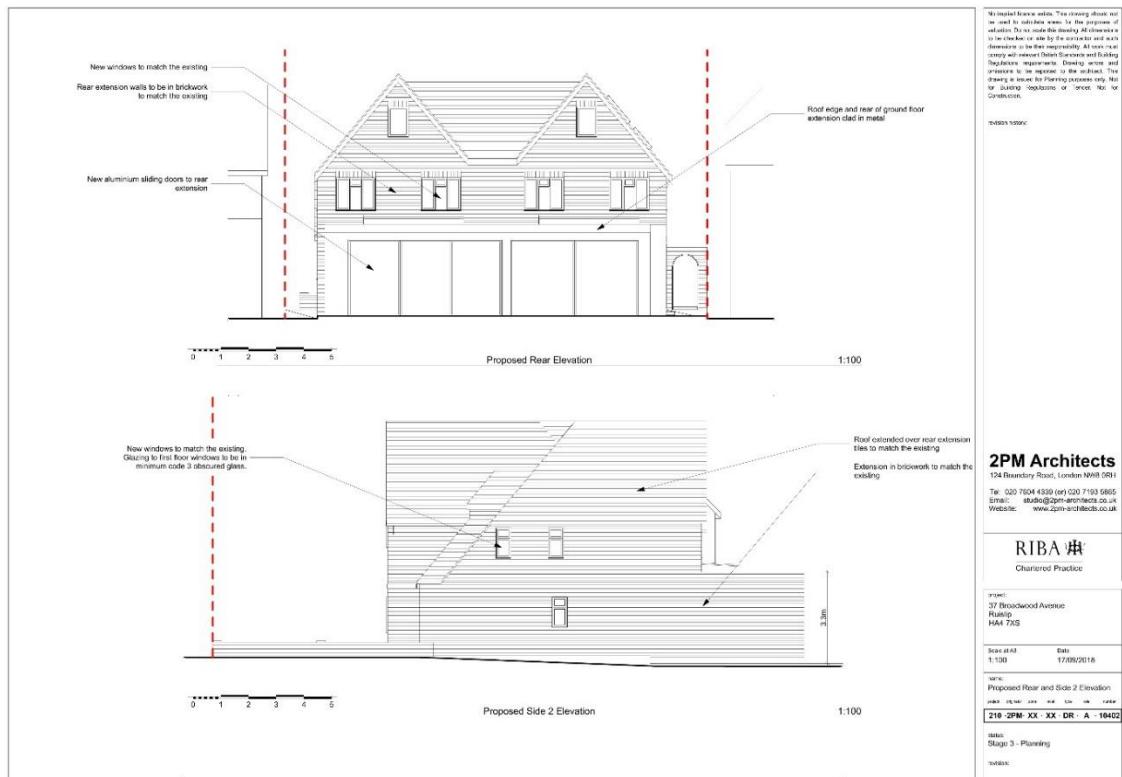


Figure 2 Previous Elevations

The officers report prepared at the time stated:

The proposed two gable roof elements with the flat roof in between were not considered to be an acceptable compromise in design terms and would not integrate with the scale, proportions and architectural composition of the original house.

The proposal would be a considerable change to the character and appearance of the existing property and would impact unduly on the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the area in general.

Furthermore, the raising of the roof height would result in a roof profile which is out of proportion with the rest of the dwelling, giving it a very top-heavy appearance. As such, the proposed extension does not appear subordinate to the main dwelling by virtue of its size, scale, roof design and would not harmonise with the existing dwelling, and it is considered that it would not be in keeping with the architectural integrity of the dwelling and the character and appearance of the surrounding area

The report highlights that side extensions two or more storeys in height should be set back for the full height a minimum of 1.5m from the shared boundary if there is an existing single storey side extension within 1m of the boundary to preserve the visually open gaps between properties and preventing dwellings from coalescing to form a terraced appearance.

However, the case officer was of the opinion that in this instance:

the proposed first floor side/rear extensions would be set-in sufficiently from the shared boundary with no's 35 and 39 for the full depth of the proposal and therefore would retain a sufficient separation distance

The case officer had no concerns with regard to the impact of the proposed extensions on the neighbouring properties stating:

The proposed 3.4m high single storey rear extension at eastern side of the property by virtue of its size and scale would not have an adverse impact upon the adjoining neighbours at 39. As such, the proposal would not result in a loss of their residential amenities and light levels, by way of appearing overbearing, visually intrusive, overshadowing, and loss of outlook and light.

The adjoining neighbour at No. 35, benefits from a single storey rear extension. The proposed extension by virtue of its size and scale would not have an adverse impact upon the adjoining neighbours at No.35. In addition, the proposed rear extension would not extend beyond a 45-degree horizontal angle measured from the middle of a principal window to a habitable room on the adjoining dwelling at No.35.

As such, the proposal would not result in a loss of their residential amenities and light levels, by way of appearing overbearing, visually intrusive, overshadowing, and loss of outlook and light.

Pre-Application Advice Request

To address the previous reasons for refusal a new design was prepared which removed the rear gables to reduce the bulk of the roof and impact on the neighbouring houses.

The existing roof was raised slightly by 325mm which was less than the previously refused design.



Figure 3 Existing Font Elevation



Figure 4 Proposed Front Elevation

The revised design also included a section of crown roof and rear dormer windows.

Despite highlighting the large number of properties along Broadwood Avenue that have carried out similar developments including raising the roof and forming crown roofs, the pre-app advice received stated that the proposals would be contrary to council policy and therefore unlikely to be supported.

Planning Application

A revised scheme has now been prepared to address the issues highlighted in the pre-application advice report.

The existing roof shall no longer be raised and the crown roof has been omitted which addresses the two previous main reasons for objection.

The other concern highlighted in the pre-app report were the size of the two storey elements and the possible impact on the neighbouring properties which shall be addressed in this planning statement.

The case officer dealing with the pre-application advice request was concerned about the crown roof design as it was contrary to council policy and suggested that an "M" style roof for the new rear extension may be considered acceptable.



Figure 5 Proposed Rear Elevation

The new roof will be no higher than the existing and will match the pitch and appearance allowing the new roof to blend in seamlessly with the original dwelling.

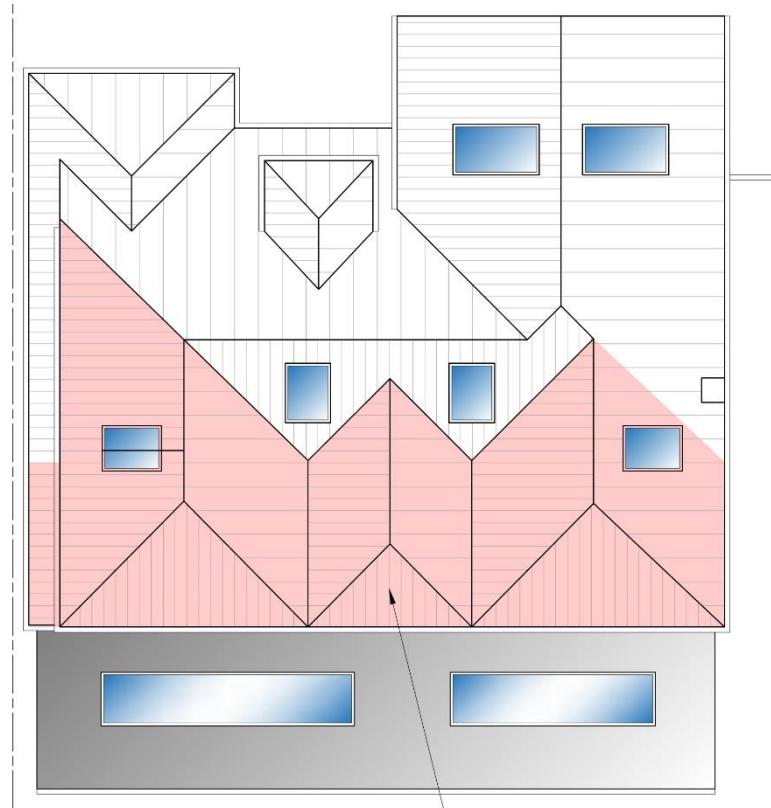


Figure 6 Proposed Roof

When viewed from the public realm, the changes to the appearance of the existing dwelling will be minor in nature as seen in Figure 7 below.

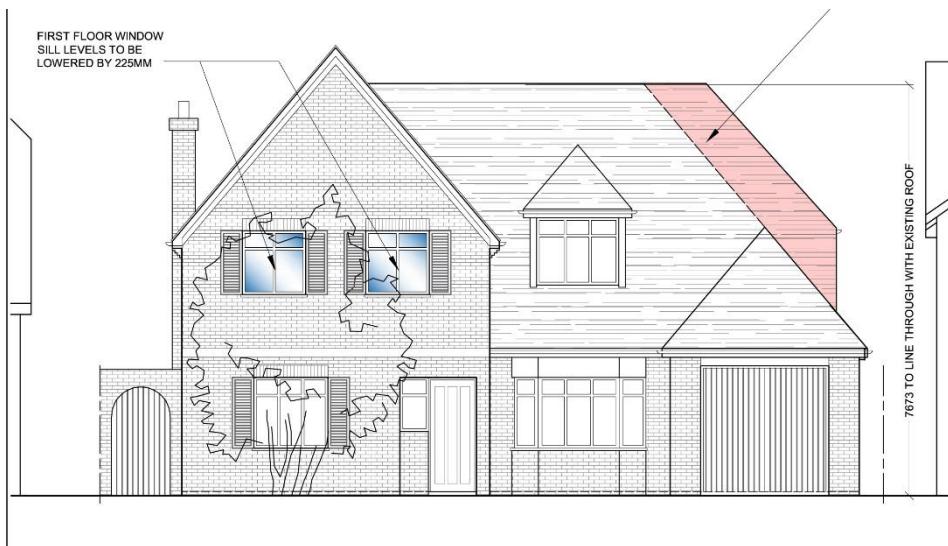


Figure 7 Proposed Front Elevation

The only changes to the front of the property shall be a small section of roof above the garage, highlighted in red in Figure 7, and adjustments to the first-floor windows of bedroom 4.

The depth of the ground and first floor extensions are as per the original planning application Ref: 46238/APP/2018/3341

The case officer at that time states in the officer's report that, in relation to no's 35 and 39, the proposed new extensions were considered acceptable since:

"the proposal would not result in a loss of their residential amenities and light levels, by way of appearing overbearing, visually intrusive, overshadowing, and loss of outlook and light"

The case officer dealing with the pre-app advised that any new planning application should clearly show that the first floor rear extensions would not breach the 45 degree rule from the adjacent windows.

Figure 8 below shows that the proposed two storey element of the extension will line through with the two-storey rear of no 39 and be set back slightly with no. 35.

The extension therefore will clearly not breach the 45-degree rule as shown.

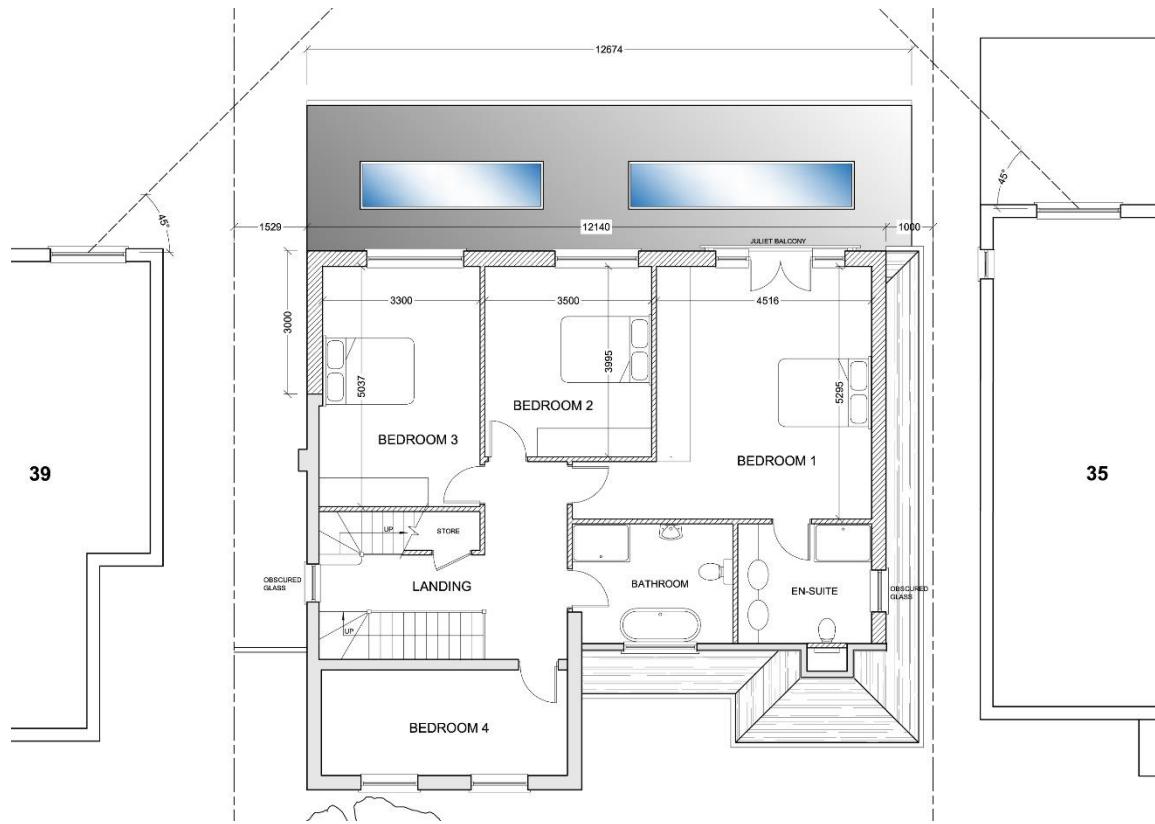


Figure 8 Proposed First Floor Plan

Tree Protection

At the front of the property there is a protected Magnolia tree and at the rear of the house are a number of other trees which shall be protected for the duration of the works.

It is essential for the future health of the trees to be retained on site, that all development activity is undertaken outside the root protection zone of these trees, whenever this is practical.

Heras style fencing shall be erected in the areas highlighted in red in Figure 9

The position of the fence is to be marked out with biodegradable marker paint on site and agreed with appropriate representatives from the LPA and contractor.

The fencing will be erected prior to any works in the vicinity of the trees and removed only when all development activity is complete.

The protective fencing will be as shown in Figure 10 to BS 5837

The Fence must be marked with a clear sign reading:
“Construction Exclusion Zone – No Access”.

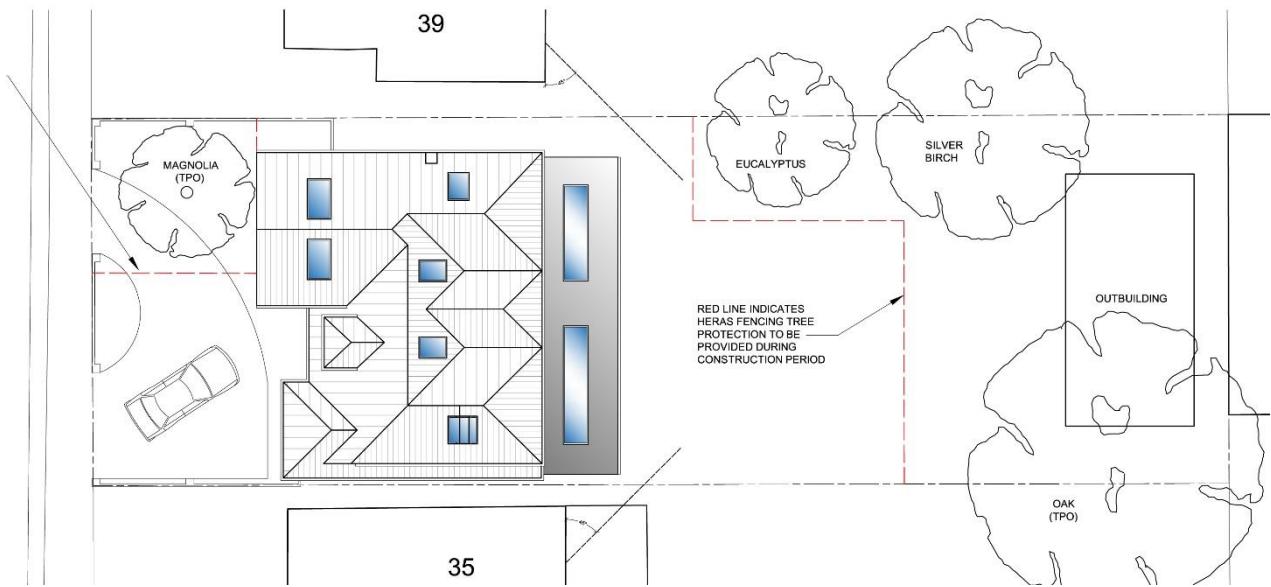


Figure 9 Proposed Site Plan

Due to the limited on-site storage space, it may be necessary for bulk deliveries to be split into smaller deliveries. The use of a “just in time” delivery method can also be adopted to reduce the time materials are stored on site before use.

All site huts will be positioned outside of the retained trees RPA's.

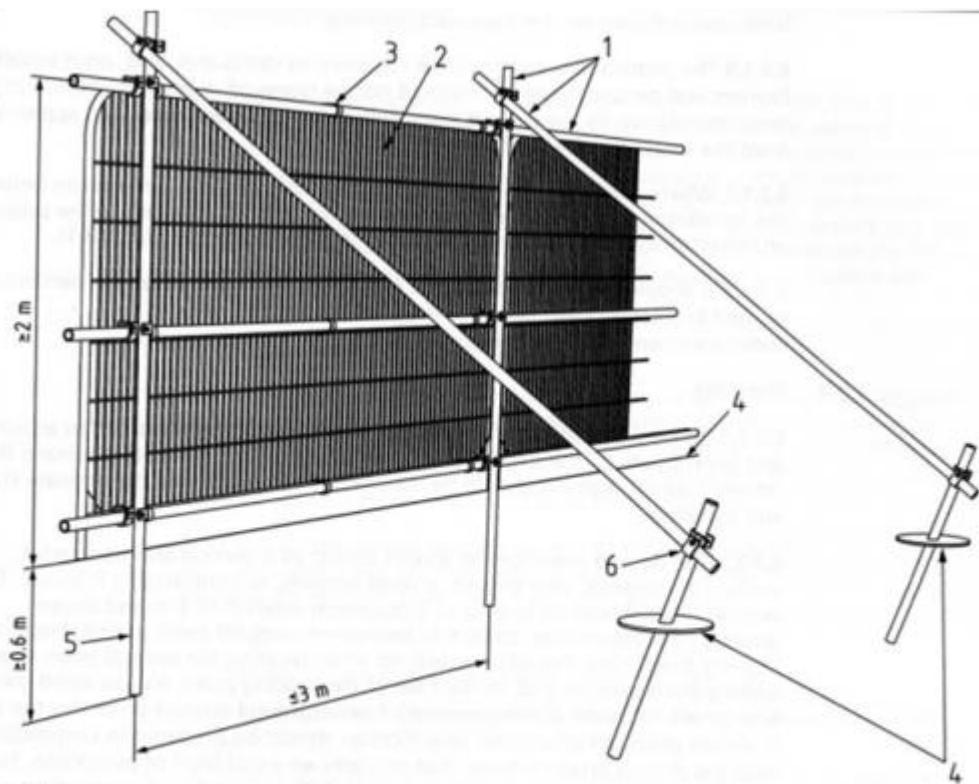
All mixing of cement / concrete must be undertaken outside of the RPA of all of the retained trees.

No fires lit on site within 20 metres of any tree to be retained.

No fuels, oils or substances with will be damaging to the tree shall be spilled or poured on site.

No storage of any materials within the root protection zone.

Protective barriers will only be completely removed when all machinery, and equipment has left site.



Key

1. Standard scaffold poles.
2. Heavy gauge 2 metre tall galvanised tube and welded mesh infill panels
3. Panels secured to uprights and cross members with wires ties
4. Ground level
5. Uprights driven into the ground until secure (minimum depth 0.6 metres)
6. Standard scaffold clamps

Figure 10 Tree Protection Fencing