



Design and Access Statement

Loft dormer conversion

attn: Planning Department
RE: 44 Mount Pleasant, Ruislip HA4 9HG, UK

- 01 [Introduction](#)
- 02 [Context](#)
- 03 [Opportunities](#)
- 04 [Design, Layout and Amenity](#)
- 05 [Case Studies](#)
- 06 [History](#)

01 Introduction

The proposal is for a loft conversion for Permitted Development rights at 44 Mount Pleasant. The surrounding area is predominantly covered with detached properties located on the same street. This property is a mid-terrace house with three bedrooms and a garden. The property is not in an Article 4 area within the Hillingdon Borough.

This Planning statement is to be read in conjunction with the following documents: -

- Full set of drawings
- Location Map
- CIL form

The following policies and legislation have been considered:

- National Planning Policy Framework 2019
- Local Plan
- Technical Housing standards
- Permitted development rights for householder

02 Context



Figure 1. Map of Hillingdon Borough



Figure 2. Aerial view of property



Figure 3. Front view of property



Figure 4. Rear view of property

RED OUTLINE – Property outline

BLUE OUTLINE – Properties with Certificate of Lawful Development for a Proposed Development

03 Opportunities

The proposal does not present any challenges in respect of daylight and sunlight. However, these need to be considered in the context of the conservation site, adjacent properties and the surrounding amenity.

It is considered that this proposal will contribute to the high demand for housing in the Hillingdon Borough Council, where enlarging the dwelling will contribute towards residential shortages in the Greater London area.

Moreover, there are also employment benefits within the proposal as additional employment will be provided during the construction phase, as well as acquisition of building materials and services in local stores.

04 Design, Layout and Amenity

The proposal has considered its effects on heritage assets and the architectural significance. The site is not in a conservation area, Heritage site or Green belt area.

The proposal development is to be in accordance with provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development)(England) Order 2015.

The submitted plans of the proposed hip to gable end roof extension would:

1. Not exceed the height of the highest part of the roof
2. Not extend beyond the plane of any existing roof slope, which forms part of a principal elevation of the dwelling house and fronts a highway.
3. Volume of roof would not exceed the cubic content of the original roof space by more than 50m³ (detached dwelling house)
4. The proposed gable end window would be non-opening below a height of 1.7m above the internal floor level.
5. All materials used would match those of the existing dwelling house.

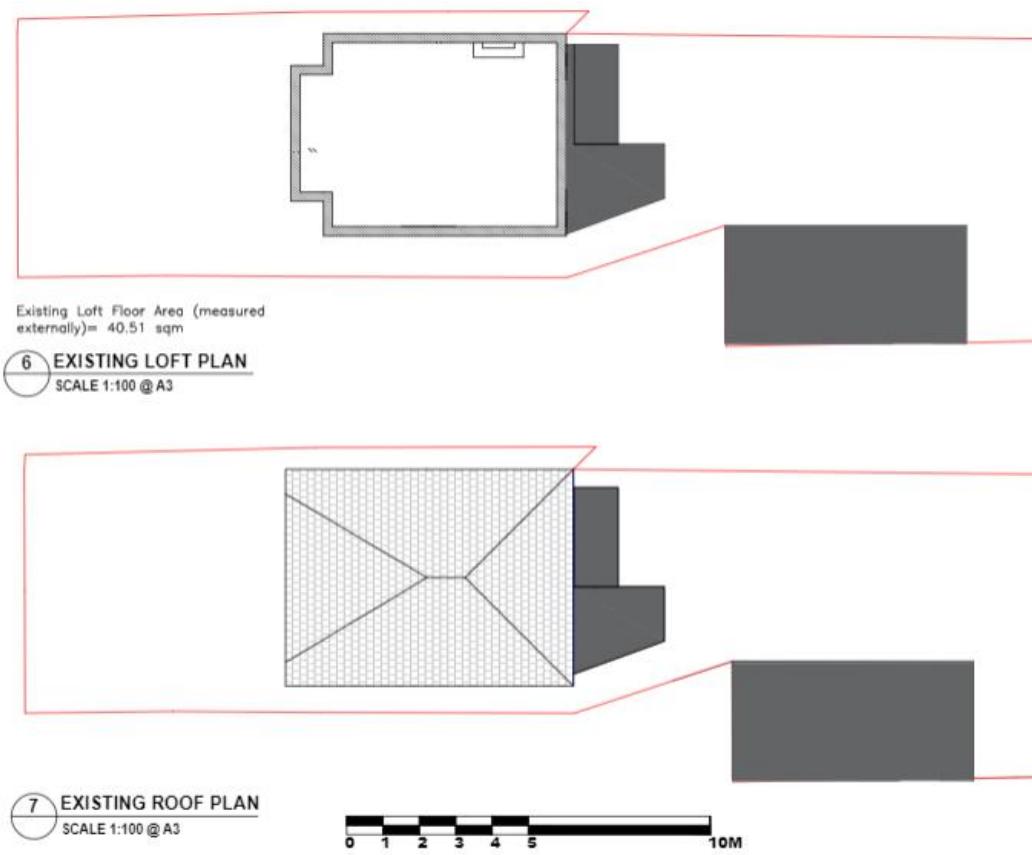


Figure 5 & 6 Existing Loft and Roof plan

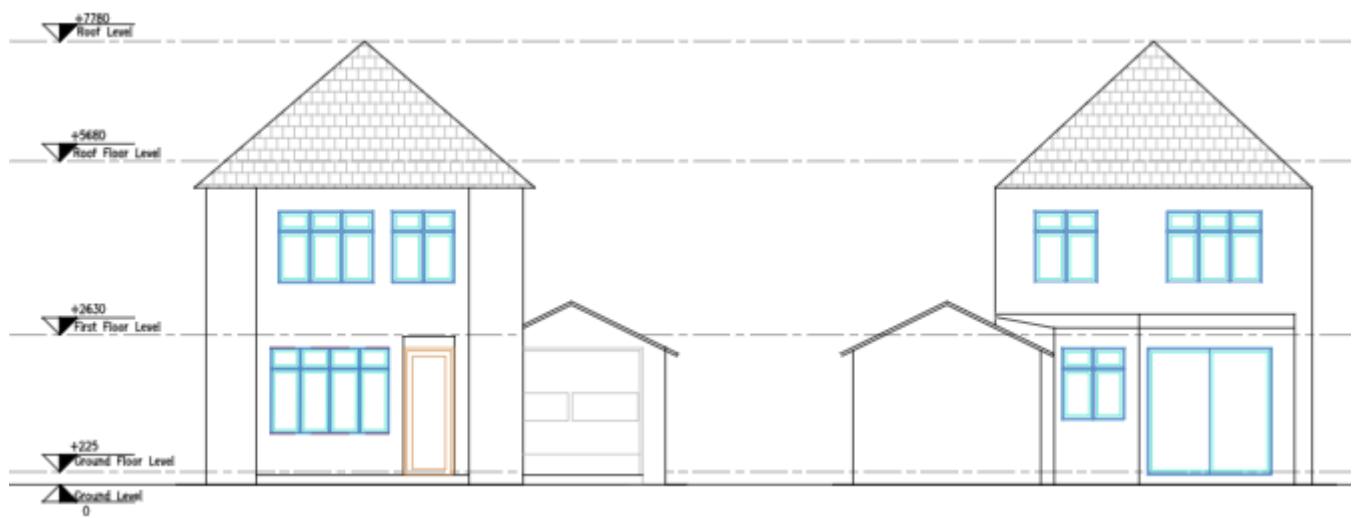
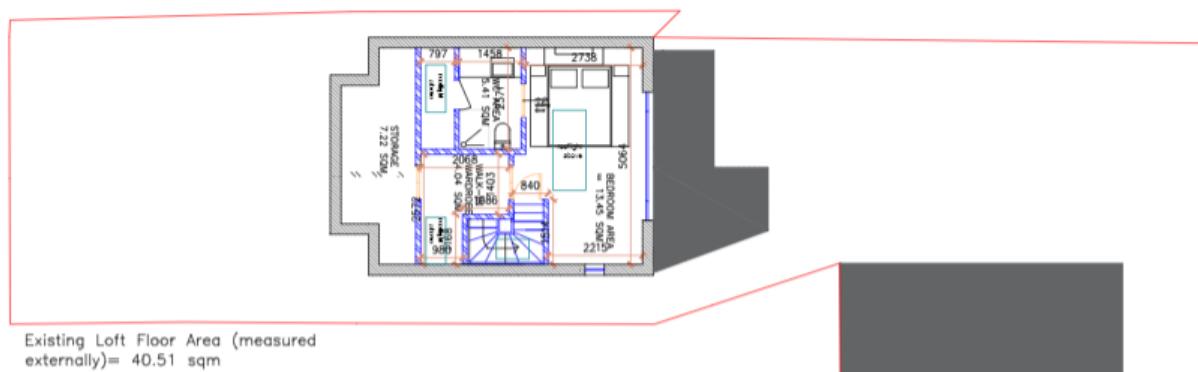
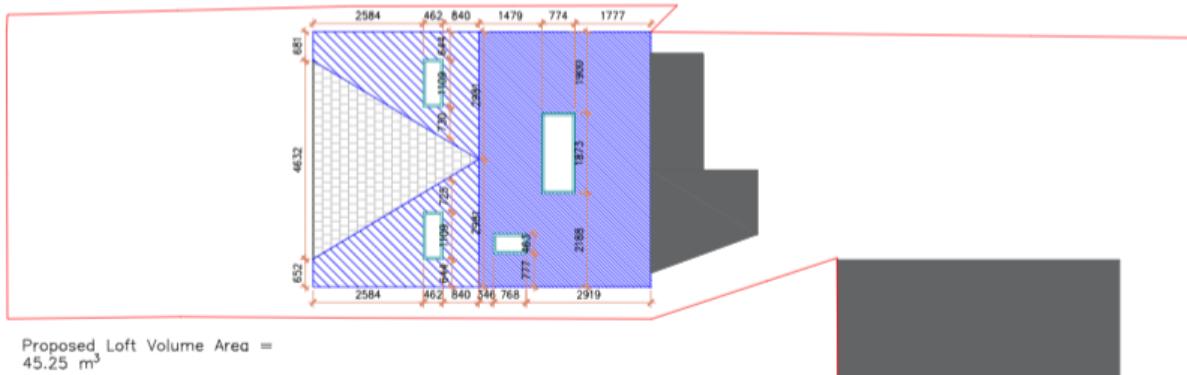


Figure 7 & 8 Existing Front and Rear elevation



Existing Loft Floor Area (measured externally)= 40.51 sqm

14 PROPOSED LOFT PLAN
SCALE 1:100 @ A3



Proposed Loft Volume Area = 45.25 m³

Figure 9 & 10 Proposed Loft and Roof plan

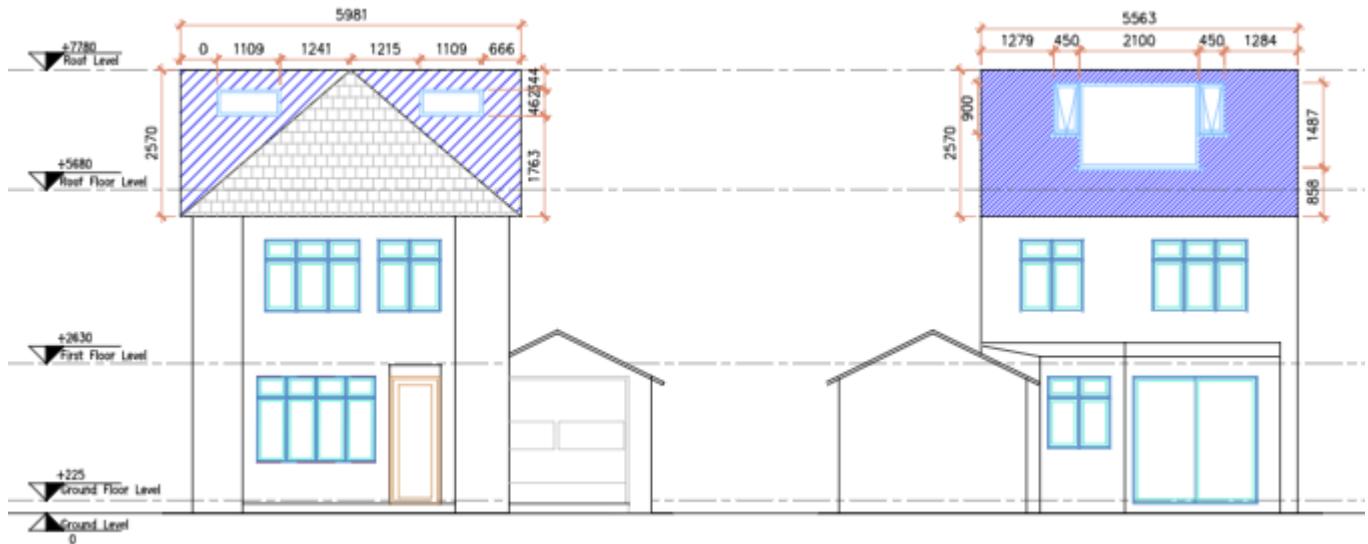


Figure 11 & 12 Proposed Front and Rear elevation

Example of similar property redevelopment:

1. 28 Mount Pleasant, Ruislip, HA4 0HG

Approved on 11/08/2017 and completed application ref: 18498/APP/2017/2010

Conversion of roof space to habitable use to include a rear dormer, 1 front roof light and conversion of both sides of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development).



Figure 13 & 14 Front and side picture of property post proposal

2. 29 Mount Pleasant, Ruislip, HA4 0HG

Approved on 11/02/2019 and completed application ref: 69895/APP/2018/4461

Conversion of roofspace to habitable use to include a rear dormer, 2 front rooflights and conversion of both sides of roof from hip to gable end with new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)



Figure 15 & 16 Front and side picture of property post proposal

3. 34 Mount Pleasant, Ruislip, HA4 0HG

Approved on 25/04/2016 and completed application ref: 54525/APP/2016/573

Conversion of roof space to habitable use to include conversion of roof from hip to gable end to both sides and to rear with new gable end windows (Application for a Certificate of Lawful Development for a Proposed Development)



Figure 17 & 18 Front and side picture of property post proposal

4. 38 Mount Pleasant, Ruislip, HA4 0HG

Approved on 16/01/2020 and completed application ref: 64502/APP/2019/3820

Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of both sides of roof from hip to gable end with new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)



Figure 19 Front picture of property post proposal

5. 40 Mount Pleasant, Ruislip, HA4 0HG

Approved on 15/08/2019 and completed application ref: 13910/APP/2019/2176

Conversion of roof space to habitable use to include a rear dormer, two front rooflights and conversion of both sides of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

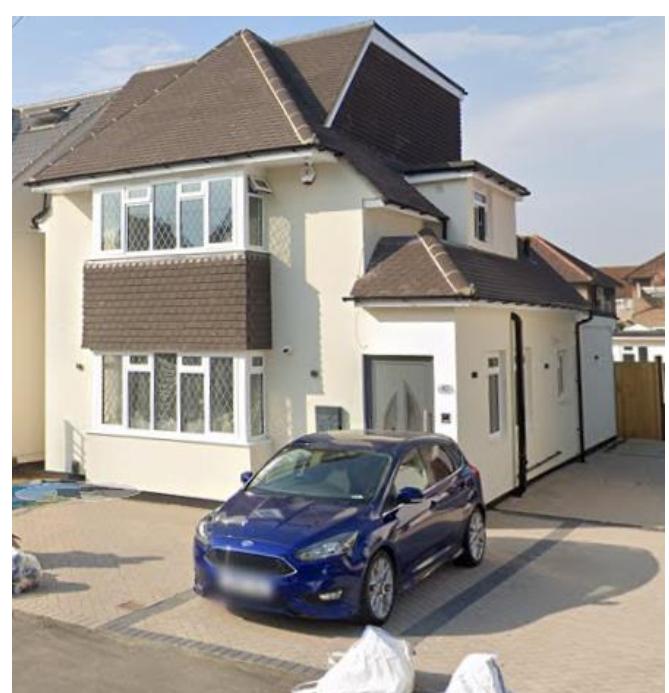


Figure 20 & 21 Front and side picture of property post proposal

6. 45 Mount Pleasant, Ruislip, HA4 0HG

Approved on 01/05/2018 and completed application ref: 9346/APP/2018/805

Enlargement of roof to create additional habitable roof space, 2 front roof lights and conversion from hip to gable ends with a new gable end window (Application for a Certificate of Lawful Development for an Proposed Development)



Figure 22 Front picture of property post proposal

7. 55 Mount Pleasant, Ruislip, HA4 0HG

Approved on 10/12/2008 and completed application ref: 8766/APP/2008/3052

Conversion of roofspace for habitable use to include a rear dormer and 3 front rooflights and conversion of roof from hip to gable (Application for a Certificate of Lawfulness for a proposed use or development).



Figure 23 Front picture of property post proposal

06 History

Reference	Location	Proposal	Received	Status
46943/APP/2022/1717	44 MOUNT PLEASANT RUISLIP	Conversion of roof space to habitable use to include conversion of roof from hip to gable end and roof lights. (Application for a Certificate of Lawful Development for a Proposed Development)	26-05-22	Refusal
46943/APP/2022/1718	44 MOUNT PLEASANT RUISLIP	Erection of a double storey rear extension	26-05-22	Refusal
46943/APP/2021/1078	44 MOUNT PLEASANT RUISLIP	Two storey side extension, second floor front extension, part two storey part single storey rear extension raising and conversion of roofspace to habitable use to include 1 x front rooflight and conversion of roof from hip to gable end with gable end window.	18-03-21	Refusal
46943/APP/2021/1079	44 MOUNT PLEASANT RUISLIP	Demolition of existing garage and outbuilding and erection of single storey outbuilding to rear for use as a summerhouse/gym (Application for a Certificate of Lawful Development for an Proposed Development)	18-03-21	Approval
46943/B/92/0585	44 MOUNT PLEASANT RUISLIP	Erection of a single storey rear extension	02-04-92	Approval
46943/C/92/0587	44 MOUNT PLEASANT RUISLIP	Erection of a porch	02-04-92	Approval