



Planning, Design and Access Statement

Site Address:

Oakley Court, 80A The Crescent, Harlington, UB3 5NS

Proposal:

Variation of Condition 2 (Approved Plans) of planning permission (46970/APP/2023/2485) dated 05/01/2024 for 'Conversion of existing roof space into 2 x studio flats, raise roof and installation of 4 dormers and 6 roof lights, conversion of roof space to habitable use with associated car parking, sheltered/secure cycle parking and refuse/recycle store.' The variation seeks to alter one of the rear dormers (west facing), retain the other dormer alongside add a further dormer (3 in total within the rear elevation); gable the roof form (following removal of the dormer) with inclusion of a window; raising of the ridge of the roof (south-eastern element of the building) and propose rooflights (6 in total as approved).

Borough:

London Borough of Hillingdon

Dated: 08/04/2025



1.0 Introduction and Existing and Proposed Situation

- 1.1 The application site is a square piece of land that is located on the outside of a bend in The Crescent, accessed via an access road from The Crescent. To either side of the site/access road, are blocks of two storey maisonettes, with Nos.78 and 80 The Crescent to the east and Nos.82 and 84 The Crescent to the south. The application site comprises currently a two-storey block with 6 residential units and a single storey portion with 1 residential unit. There is a car park area to the north-east of the site and a landscaped amenity area to the west/south-west.
- 1.2 Full Planning permission was granted (46970/APP/2023/2485) for raising of the ridge of the roof by 0.5m with installation of dormers and rooflights to use the roof space as 2 studio flats. The works have started and will be half way towards completion by the time the application 8 week process finishes. The below photo clearly indicates a material start. The proposal seeks to vary condition 2 to alter one of the approved rear dormers (west), retain an existing dormer and include a further dormer (3 in total); gable the roof form (towards the northern part of the building); raise the ridge of the roof (southern part of the building) to match the existing ridge line and propose rooflights (to be 6 in total as mentioned and assessed by officers).
- 1.3 All other approved works will remain and will be built out accordingly. During construction, the builders considered that the size of the dormers and general roof areas whilst compliant with the London Plan would be too small for future occupiers and as such minor modifications are proposed to improve the quality of accommodation for future occupiers. We are now living in an environment where there are so many small self-contained flats in London with small spaces so we are proposing to enhance and enlarge the approved studio flats internally.
- 1.4 The Housing Design Standards Guidance (2023) recommends that studio flats should have 43sqm of useable floor space with 1.5sqm built in storage in line with Best Practice Space Standards (page 28 – Appendix 1). The proposed variation would achieve this as the units would be 45-46sqm.



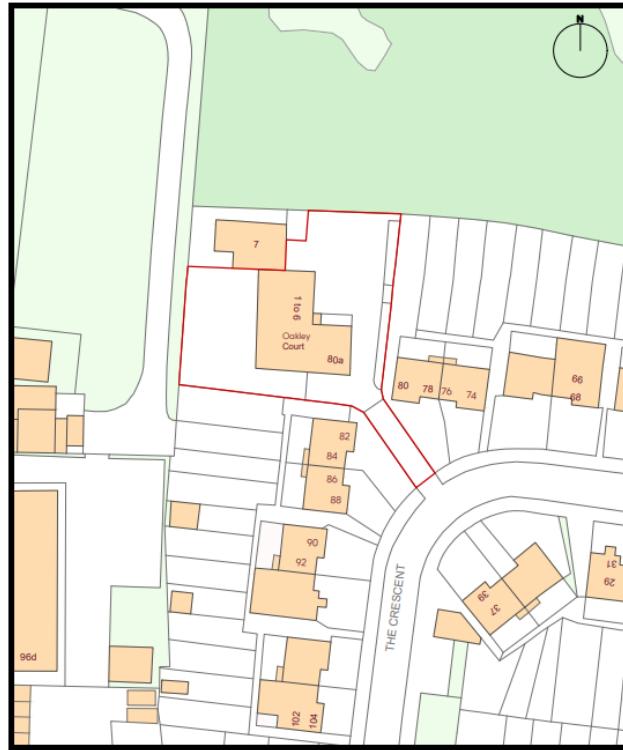
1.5 Any scheme will never be 100% perfect but in this case, the proposal would add significant benefits to the housing stock and subject approved units whilst ensuring the quality of accommodation is very high. There would not be any adverse impact to the character and appearance of the area nor to the amenities of the neighbouring occupiers.

2.0 Site Description, Surrounds and Background

2.1 The application site is a square piece of land that is located on the outside of a bend in The Crescent, accessed via an access road from The Crescent. To either side of the site/access road, are blocks of two storey maisonettes, with Nos.78 and 80 The Crescent to the east and Nos.82 and 84 The Crescent to the south. The application site comprises currently a two-storey block with 6 residential units and a single storey portion with 1 residential unit. There is a car park area to the north-east of the site and a landscaped amenity area to the west/south-west.

2.2 The properties across the immediate setting of The Crescent tend to be uniform terraced blocks of dwellings. The host site is within a backland setting of which is approx. 20m away from the streetscene. It has a gated access and given its siting, this is considered very much unique and discreet from the streetscene.

2.3 Planning permission has been granted to use the roof space as separate studio flats with permission granted for dormers, rooflights and raising of the ridge.



2.4 The land levels are relatively flat.

2.5 The PTAL is 2. There is open land to the north and west of the site, classified as Green Belt land.

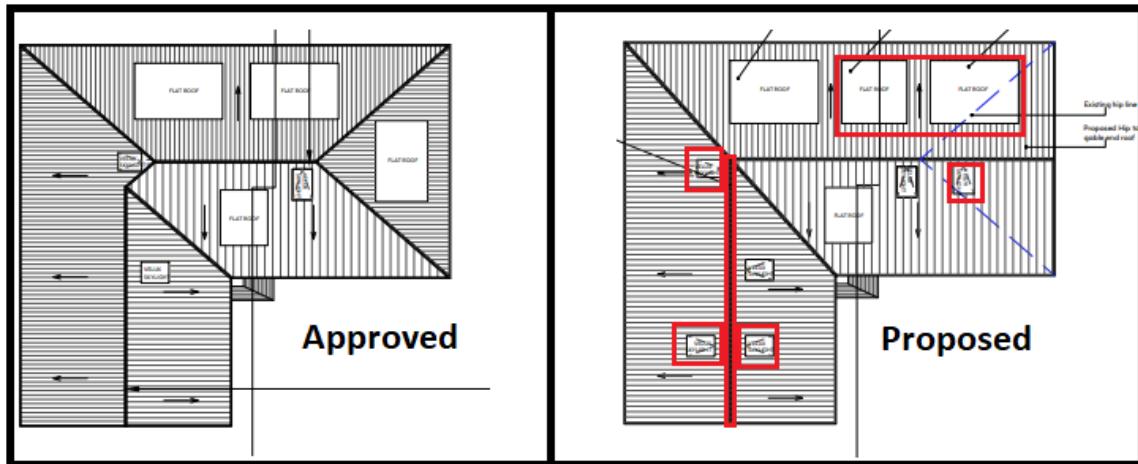
3.0 Proposal

3.1 The application seeks to Vary Condition 2 (Approved Plans) of planning permission (46970/APP/2023/2485) dated 05/01/2024 for 'Conversion of existing roof space into 2 x studio flats, raise roof and installation of 4 dormers and 6 roof lights, conversion of roof space to habitable use with associated car parking, sheltered/secure cycle parking and refuse/recycle store.'

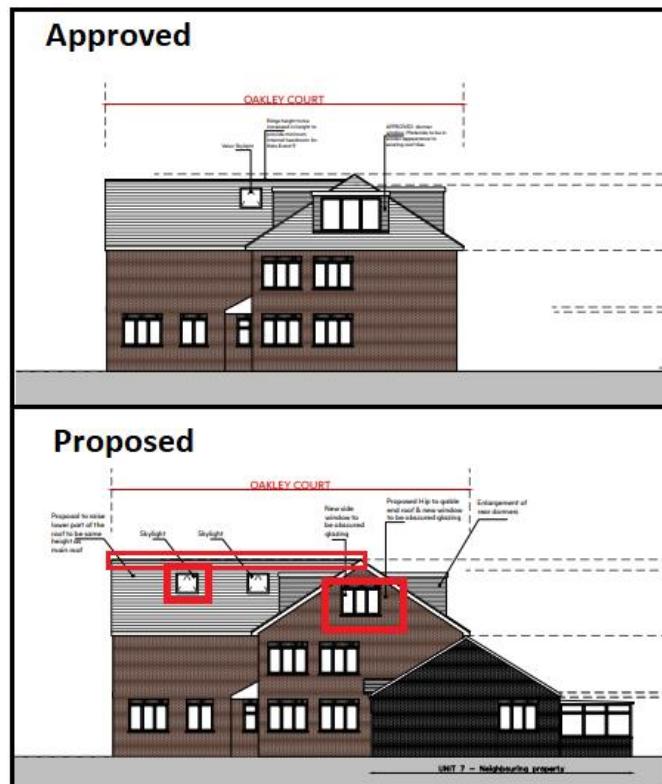
3.2 The variation seeks to:

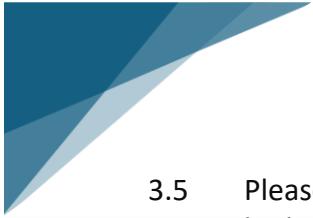
1. Retain one of the existing dormers as permitted, reduce width of the to be central dormer and proposed one more dormer (3 in total to the rear);
2. Gable the roof form (towards the northern wing to match that of the existing gable towards the south-eastern side of the building) with a new side window alongside removal of the side (northern) dormer;
3. The approved drawings showed 3 rooflights but the decision notice says 6 rooflights and the officers report constantly assesses 6 rooflights of which the applicants seeks to rectify and include;
4. Increase the ridge height by approx. 0.2m of the existing part of the building (south-eastern element) to match that of the approved overall ridge height;

3.3 The above changes can clearly be seen within the submitted approved and proposed plans. However, to make things even more clearer, the below shows the differences from the approved to proposed. The areas shown below in red are those proposed.



3.4 The below is a side approved and proposed elevational plan. You can see the additional rooflight being proposed with the gabling of the roof instead of the approved dormer. The ridge would be slightly raised to give a more uniform and linear finish whilst improving the quality of accommodation.





- 3.5 Please note that all other elements of the approved scheme would be retained and built out as approved. As mentioned earlier in the statement, works have started but not fully complete. As such, a S73 application is considered to be the correct and accepted route for the proposed works.

4.0 Materials Planning Considerations

Principle of Development

- 4.1 The principle of development has been established with works already commenced but not of a position to be considered as existing or as built. The approved roof level studio flats would remain although would be increased in useable floor space (75% of the roofspace would still achieve 2.5m in height) by approx. sqm (still resulting in units less than 50sqm). The external alterations as mentioned in the proposal section of the statement would be required to accommodate the internal much needed enlargement of internal floor space of which would not be detrimental to the character and appearance of the site and area nor to the amenities of the nearby residential occupiers. This is discussed in the following sections.

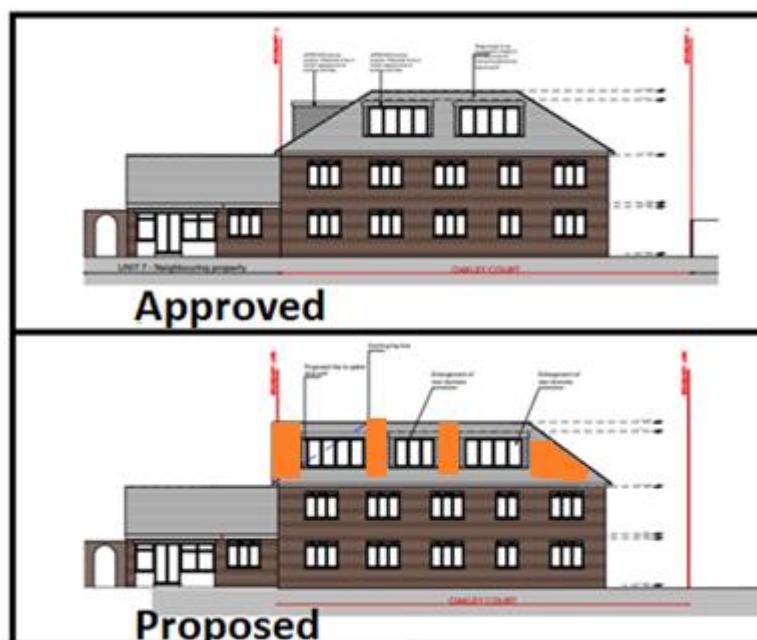
Character and Appearance

- 4.2 Policies D1, D3 and D4 of the London Plan (2021) require development proposals to be of a high quality and to enhance the local context, delivering buildings and spaces that positively respond to local distinctiveness
- 4.3 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.
- 4.4 The Crescent is a residential road which is characterised by two-storey terraced and semi-detached properties with hipped roofs. The application building is a more recent

addition, in a backland location. The building, whilst having a shallow gabled roof, does have a similar ridge and eaves height to the adjacent residential development. During consideration of the previous application it was considered that given the siting of the application back from The Crescent, that the increase in the height of the roof by 0.5m would not result in any significant detriment to the street scene, nor would it impact on the openness of the Green Belt land adjacent to the site.

4.5 The approved scheme included an 'additional dormer and 6 x rooflights' of which allowed the roofspace to be used as 2 studios. Officers stated that given the building is set away from the street scene and does not have a similarity in terms of design to the adjacent properties, the increase in the ridge height of 0.5m was considered to not result in significant harm to the character and appearance of the area, visual amenities of the street scene nor to the openness of the Green Belt land adjacent to the site. Officers considered that all proposed dormers would be subordinate whilst ensuring the 6 roof lights do not create adverse visual clutter.

4.6 As part of this proposed variation, the approved rear facing dormer towards the southern side would be retained with the to be 'central' dormer slightly reduced in width to allow for the third dormer (northern) to be installed. The general massing would still be proportionate and subordinate with sufficient separation still retained from the ridge, eaves and sides of the roof. The scale, bulk and massing would not over dominate the roof form as sufficient separation would allow a break down in visual bulk. The sufficient separation is clearly shown below in orange. The height of the dormers which includes the set back from the ridge and eaves would be retained and so would the fenestration detailing.



4.7 The current southern element of the building would as approved be set lower down from the northern element of the building by approx. 0.2m which would appear odd if built out this way. From a construction perspective, the slight raising of the ridge would not result in substantial harm to the character and appearance of the area. The increase would not really be noticeable given the rear setting – 20m set back from the road and would not be disproportionate or incongruous to the building.

4.8 In terms of the hip to gable end extension, this would match that of the current building. Officers have even acknowledged that the wider context of the road (although host site is in a backland setting) comprises properties with gabled roofs. The proposed gabling would add symmetry to the subject building which would be an overall improvement in design terms. The gabling would not be directly visible from the streetscene and nor would its presence create adverse bulk and massing to the building. The below image shows the current unsymmetrical roof form of which the proposal would balance and harmonise the buildings appearance. This gabling would allow the resultant 3 dormers to appear proportionate and would ultimately help achieve the much required further space for future occupiers.



4.9 The approved plans as per Condition 2 showed 3 rooflights although the officers delegated report and decision notice have assessed 6 rooflights. To rectify discrepancies made by the LPA, it is proposed to construct/install 6 rooflights of which would not clutter the appearance of the subject building. A typical terraced or semi-detached two-storey dwelling along the main road tends to have 2-3 Velux rooflights to the front roofslope of which the initial 6 would not be considered incongruous on this relatively larger building compared to those along the main road.

4.10 All materials will continue to match the existing building as required by condition 3. All other elements of the approved scheme will be built out.

Neighbouring Amenity

4.11 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

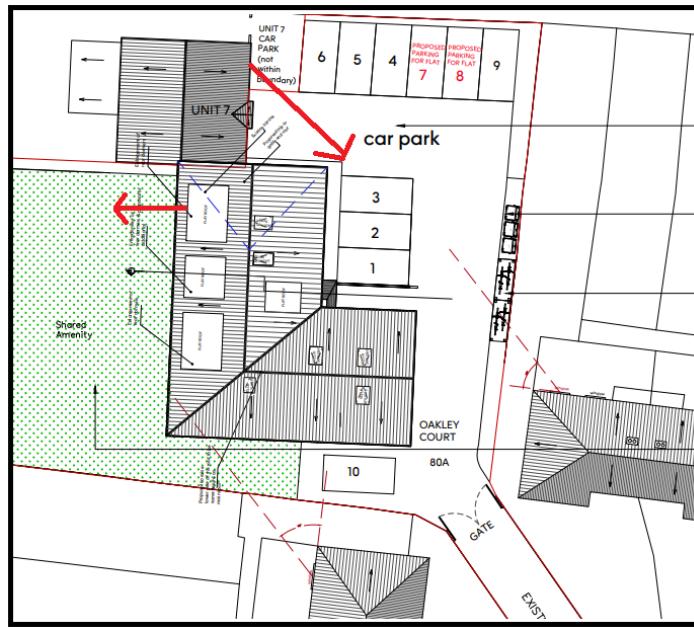
4.12 To the north of the site is the adjacent open space. To the east (front of the host site) is no.78 and 80 The Crescent of which are two-storey terraced dwellings. To the south of the site are no.82 and 84 The Crescent of which are two-storey terraced dwellings. To the rear (west) is a Non-profit Organisation known as Divya Jyoti Jagrati Sansthan which is sited approx. 30m from the subject building.

4.13 As part of the main parent permission, officers raised no concerns with the overall development but stated that the main aspect would be the west facing two dormers. The proposal would now be for three dormers in total which would have a mutual sense of impact. The neighbouring building of no.7 is noted to be deeper of which the dormers would as approved be consolidated within the envelope of the existing building.

4.14 In terms of the gabling of the roof in place of the approved dormer (north elevation), the existing and proposed situation would have a mutual sense of impact. Officers as part of the approval stated that 'The additional dormer proposed to be inserted in the north elevation (over that which was previously approved) is not considered to give rise to an undue loss of privacy given the degree of separation and angle of view.' The host building is already forward of no.7 with the works relating to the roof only. This situation would not be too dissimilar than a typical hip to gable and rear dormer to a terraced or semi-detached property and its impact to the adjoining properties. The existing host building already breaches any form of 25 and 45 degree line of view from the ground floor front kitchen window of no.7 of which the proposed situation would have no additional detrimental impact. There would be no anticipated impact with regards to outlook, overbearing impact or visual intrusion as no.7 is single storey and works relate to the roof of which are within the envelope of the building. The hip to gable end extension in place of the approved dormer would raise no additional concerns.

4.15 The raising of the south-eastern element of the building by 0.2m – ridge height would raise no concerns nor would the additional rooflights create any concerns of overlooking/loss of privacy. The roof level side window facing north (in the direction of no.7 and the car park) will be obscured glazed to prevent any overlooking/privacy concerns. Condition 5 of the permission can be amended if needed to include the obscuring.

4.16 There would be no significant concerns to the occupiers of no.78, 80, 82 and 84 as the general massing would be retained as approved with some minor improvements of which would raise no concerns.



Highways and Parking including Cycle and Refuse Storage

4.17 The parking areas which includes cycle and refuse/recycle would remain as approved.

Standards of Accommodation

4.18 The approved studio flats would have 75% of the floor area with a ceiling height of more than 2.5m. The subject roof level units would increase from 37sqm to 45-46sqm as part of the slight enlargement of width of the rear dormers alongside further dormer and gabling of the roof (to match that of the host building) which would help improve the useability and provide open and larger internal area. There is lack of internal space for a lot of flats in the borough. The proposed flats would still ensure over 75% of the area is more than 2.5m in height.

4.19 The studio flats would have their primary outlook and access to light from the dormers in a western direction. There would also be rooflights allowing light and ventilation.

4.20 No other internal changes are proposed which would impact the useability and manoeuvring for occupiers of the flats.

4.21 The siting of the cycle and refuse/recycle storages would be as approved.

4.22 The external communal amenity space of over 350sqm would be retained.



Trees, Landscaping and Biodiversity

4.23 Officers did not discuss this material planning consideration as part of the main approval although no concerns would be raised.

Flood Risk

4.24 Officers did not discuss this material planning consideration as part of the main approval although no concerns would be raised.

5.0 Conclusion and Planning Balance

5.1 The approved permission is to be implemented with works already started but the development is not near on completion. The proposed variation seeks minor alterations of which will help improve the future occupiers conditions.

5.2 The proposal will ensure high quality accommodation whilst ensuring that the proposal does not result in significant harm to the character and appearance of the area nor to the amenities of the nearby residential occupiers.

5.3 As such, it is considered that the proposed development would be acceptable. If any changes or clarifications are required by officers, it is respectfully requested that the officers pro-actively engage with the applicant.