

D&A Statement

Site Add: **72 Star Road Uxbridge UB10 0QN**

Proposal: **Demolition of existing Bungalow and construction of new block to house 4 self-contained flats along with private amenities and Car parking in the front.**

Overview:

The subject site is located on the Eastern side of Star Road. The existing building on site is a detached bungalow with accommodation over ground and first floor. Star Road is predominantly a residential road. Street scene is set by a mixture of Bungalows, Semi-Detach and Terraced houses. Many properties on the Star Road benefit from extensions which makes an integral part of street scene.

The subject site occupies a large plot and considering the street numbering it is evident that the site occupies 2 plots. On the left, the house is numbered as 76 Star Road and on the Right, house is numbered as 70 Star road, so it is evident the site occupies 2 plots 72 and 74, although it is numbered 72 star road.

The proposal is to demolish existing bungalow and construct a new 2 storey block with habitable roof space, to house 4 self-contained flats (4 -2Bed). Each flat will have its own private garden.

The site is located within 5 min walk to Uxbridge road which is very well connected to Uxbridge, Hayes and Ealing via frequent bus service and city via underground from Uxbridge underground.

Design and impact on neighbouring properties:

The proposal provides 4 self-contained flats with private amenities. All 4 flats and associated private amenity spaces complies with the minimum requirements. The proposed flats will provide much needed housing to families and make the best use of the available designated brown land.

Description of GIA and private amenity spaces is as follows:

<u>Flat no</u>	<u>Bedrooms</u>	<u>No of persons</u>	<u>GIA</u>	<u>Private Amenity</u>
72A	2	3	85m2	52m2
72B	2	4	83.5m2	57m2
72C	2	4	83.5m2	134m2
72D	2	3	89m2	100m2

Design

The proposed block has been designed very carefully to minimise the impact on neighbours on either side.

On the left, 76 Star Road is a 2 storey Semi-Detach house which benefits from a single storey rear extension along with small single storey side extension. The proposed block has a set in of 1500mm from the side boundary and benefit from a small single storey rear extension. Both Ground floor and first floor of proposed block doesn't cut the 45 degree line of vision from nearest window or door of 76 Star Road.

On the Right, 70 Star Road is a detach bungalow which is set back from the existing bungalow of 72 Star Road. 70SR benefits from a substantial single rear extension. The proposed block at 72 Star road will be locate just behind the front elevation wall of 70 Star road thereby minimising any impact on private amenities of 70SR.

Considering the above, we are of opinion that the design of proposed block would not have any adverse impact on private/visual amenities of neighbouring properties.

Impact on street visual amenities and on-site Parking:

The proposed block will have a set in of 1500mm from both side boundaries which will create a sense of openness within the street scene. This will also provide a healthy visual break to the building lines as 72 Star road benefits from a large rear garden and there is no building immediately behind the house.

Officer's comment of previous refusal has been taken into consideration:

It is considered that by reason of the forward projection of the new building, the design of the roof and the loss of important landscape features to the front would result in an incongruous development which would be detrimental to the street scene and wider surrounding area.

The proposed block has been pushed back from the front to provide adequate off street parking spaces. Additional landscape features have been added to make the frontage welcoming with a lot of green elements. Crown roof has been replaced with the hip roof which helps minimise any impact on neighbouring properties.

The proposal will provide 6 off street parking spaces for the flat users. Additional Secure Sheffield Cycle stands have been provided for the flat users to encourage the use of bike.

Disable accessibility (Part M)

Both ground floor flats are designed to provide easy access for the future wheelchair user.

Flat 72A and 72D are designed to be Part M compliant. Both flats will have ramps with shallow gradient. Entrance doors will be provided with level threshold. All internal doors will be min 850mm wide. The main bathroom of Ground floor flats can be adapted to be used as disable bathroom. Further, all the light switches and sockets will be installed between 450mm to 1200mm FFL . All door handles and locks will be installed between 900mm to 1100mm FFL.

Considering all of the above client believes the proposal complies with all the council policies and will provided high quality housing to 4 families. The proposal will provide the best use of a designated brown site so client seeks planning consent for the development.