

Design and Access/Planning Statement

26 Beech Close, West Drayton, UB7 9LQ

Project Description: Subdivision of the site and the construction of a 2 storey 4 bedroom dwellinghouse with associated rear and front garden space and front driveway parking.



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1.0 Introduction and Aims

This supporting Planning/ Design and Access statement has been prepared for the proposed development at 26 Beech Close. The application proposes the following: ***“Subdivision of the site and the construction of a 2 storey 4 bedroom dwellinghouse with associated rear and front garden space and front driveway parking.*”**

The purpose of this statement is to justify the planning application proposals, to demonstrate that the proposal will not conflict with relevant planning policies and to show that the scheme will have a beneficial impact by providing an additional residential family house which is lacking in the borough, whilst creating an acceptable impact to the character and appearance of the area along with respecting the impact to neighbouring properties.

2.0 Site and Surrounding Area

The site subject of this application is addressed as 26 Beech Close, West Drayton, UB7 9LQ. The site itself is a large expansive wedge shaped site with one existing two storey house, with a large rear and side garden space and front driveway area. The site is relatively flat. The surrounding area on is residential made up of family housing and Beech Close is made up of semi-detached and terraced residential houses.

3.0 Relevant Planning History

49675/APP/2018/3331	26 BEECH CLOSE WEST DRAYTON	Single storey rear extension and porch to front (Application for a Certificate of Lawful Development for a Proposed Development)	17-09-18	Approval
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Other Relevant Planning History at Number 29 Beech Close

62028/APP/2008/118	LAND FORMING PART OF 29 BEECH CLOSE WEST DRAYTON	ERECTION OF A DETACHED THREE-BEDROOM CHALET BUNGALOW, TOGETHER WITH ASSOCIATED PARKING AND AMENITY AREA (EXISTING GARAGE AND SHED TO BE DEMOLISHED).	15-01-08	Approval
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This application at Number 29 Beech Close granted permission for a 3 bedroom house.

4.0 The Proposed Development and Planning Analysis

The application proposes the subdivision of the existing site and the construction of a 2 storey house 4 bedroom house. The house would be stepped in footprint but would be 7.3m wide and approximately 10.5m deep. It would be two storey in height and would be proposed in a design form and scale to match in with the existing houses on the street.

A large rear garden in excess of 200m² would be provided and 2 car parking spaces at the front of the property. The house would be set well in from the boundary line of the existing dwellinghouse on the site and the other neighbouring houses.

The primary issues for consideration in relation to this development proposal include the following:

- The principle of the proposed development.
- Design and Impact on character of surroundings.
- Neighbouring amenity.
- Standard of residential accommodation.
- Private Amenity Space.
- Highways and parking issues.
- Refuse Arrangements
- CIL and S106 Requirements.

Principle of the Proposed Development:

The application provides for a very good and viable family home and would provide a valuable addition to the boroughs housing stock and for this reason it is considered there should be no objections to the principle of the application. It would better use of what at the moment is a very underutilized and large expansive side garden space.

Design and Character

It is considered there should be no reasons to refuse the application on design grounds. Whilst a relatively large house is proposed it easily fits on the site. In addition it is designed in the same manner and style of a number of the other houses on Beech Close itself, by retaining the same fenestrational detail, bricks to match, part gable end roofs which are a common design feature of a number of other houses in the street. Due regard must also be given to the fact that the house would be well hidden up in the corner of the street largely out of view of the main front façade

Neighbouring Amenity

From the perspective of neighbouring amenity there are no reasons to refuse the application. The new house would be set in well from the neighbouring boundaries either side at both the exiting house at Number 26 and 24. The new house would be positioned in such a manner that there would be no direct line of sight interrupted from either property both at ground floor level and from the upper floor habitable rear facing windows. In addition the new house is positioned in such a manner to avoid direct overlooking onto either of the neighbouring properties on either side essentially positioned and tilted at such an angle to avoid direct overlooking neighbouring gardens.

All other properties are located far enough away from the proposed house to not be affected and in conclusion the proposed scheme would have no impact onto adjoining neighbours on Blackthorn Avenue.

Standard of Accommodation and Private Amenity

The proposed house is in excess of 115 sqm and would provide for an excellent standard of living accommodation. In addition all the individual room sizes easily meet National Space standards. The rear garden would have an area of approximately 200sqm. Therefore overall the standard of accommodation proposed would be excellent and the property would benefit from good outlook along with being dual aspect.

Highways/ Parking and Refuse

The proposal would allow for 2-3 front driveway parking spaces accessed past the existing house and taking into account the accessibility of the site this is considered acceptable. There would also be options to park cars on street in the same way as many other houses and the parking stress in the area is relatively acceptable. The street itself is relatively lightly parked and the proposed scheme is likely to have a negligible impact in terms of on street parking impacts. Refuse and recycling storage would be provided.

5.0 Conclusion:

In conclusion there are no reasons to refuse this application and it is respectfully requested that it is approved. It would provide for a very good family home, it is designed to fit in with the character and keeping of the street, it would not impact upon neighbours amenities and sufficient car parking, cycle parking and refuse storage etc can be accommodated.