

Planning Statement

on behalf of

Mr. K. Singh

Regarding the demolition of an existing conservatory, erection of a single storey rear extension, plus conversion of the loft void to habitable, to include a hip-to-gable end and rear dormer window at:

**1 Clovelly Avenue, Ickenham, Uxbridge,
Middlesex, UB10 8PR**

July 2022



1.0 INTRODUCTION

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1.1 David Mansoor Consultants have been instructed by Mr. K. Singh to submit an application to Hillingdon Council for a Lawful Development Certificate, for the proposed works to include: Demolition of existing conservatory, to facilitate the erection of a single storey rear extension, plus conversion of the loft void to habitable, to include a hip-to-gable end, rear dormer roof extension, Juliet Balcony, 3 front roof lights, with new gable end window following demolition of chimney at 1 Clovelly Avenue, Ickenham, Uxbridge, Middlesex, UB10 8PR.

1.2 This proposal has regard to the Permitted Development Rights allowed to single family dwellings under Class A: Development within the curtilage of a dwellinghouse, Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof & Class C: Any other alteration to the roof of a dwellinghouse, of the General Permitted Development Order (GPDO).

1.3 The development has regard to a need to provide additional amenity space for a growing modern family.

1.4 The existing family dwelling is currently in a state of dis-repair, with the works proposed within this application, designed to coincide with a general refurbishment programme. The development would make efficient and effective use of a family dwelling in an urban location.

1.5 This Planning Statement is submitted in support of the application and is pursuant to the constraints issued under the GPDO. This planning application submission should be read in conjunction with the submitted forms and drawings. This Statement is also informed by the application requirements as dictated under Hillingdon Council's submission policies.



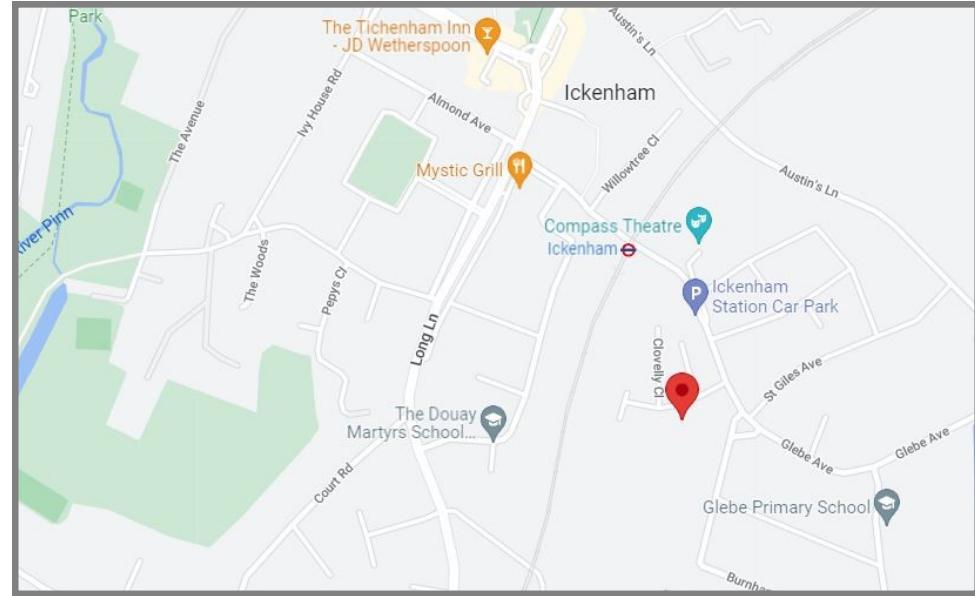
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2.0 SITE AND AREA ANALYSIS

- 2.1 The application site is located on the southern side of Clovelly Avenue, close to the junction with Glebe Avenue. The property supports a wedge shaped plot, with a carriage drive for multiple vehicles to the front and an existing glazed conservatory to the rear. A map, highlighting the approx. location of the site, is located opposite.
- 2.2 The subject site supports an extended two storey, semi-detached dwelling, with the attached neighbouring property - 3 Clovelly Avenue - occupying the adjacent plot.
- 2.3 The application building is characterised by pebbledash render to the first floor elevations, with facing brickwork, to the ground floor elevations. The front elevation of the building is characterised, like others in the area, by a full height bay window. The property currently benefits from a hipped tiled roof.
- 2.4 The existing family dwelling supports a large garden to the rear, including a detached garage to the eastern corner of the site.
- 2.5 An area of hardstanding, used for the parking of vehicles is located to the front of the site. No alterations to the front carriage drive of this property are being proposed with this application.
- 2.6 The area surrounding the subject site is characterised by detached and semi-detached properties similar to the subject site.



Extract from Google maps to highlight the general location of the application site.



3.0 DESIGN AND LAYOUT

- 3.1 A certificate of Lawfulness is sought for works to include the erection of a single storey rear extension, hip-to-gable end loft conversion, rear dormer roof extension, Juliet Balcony, 3 front roof lights, with new gable end window following demolition of chimney at 1 Clovelly Avenue, Ickenham, Middlesex, UB10 8PR.
- 3.2 It is asserted that proposal meets all the criteria under The Town and Country Planning (Generally Permitted Development) (England) Order 2015 – Part 1, Class A, Class B & Class C.

Class A: Development within the curtilage of a dwellinghouse
Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.
Class C: Any other alteration to the roof of a dwellinghouse

- 3.3 The proposed development works would be in keeping with the style of the property and other properties in the immediate area and would be built using materials to match.
- 3.4 Access to the dwelling and rear garden space would be maintained via the existing ground floor main entrance to be retained as part of this proposal.

Proposed Loft Conversion

- 3.5 This development would see the conversion of the existing hipped roof to facilitate a new gable end, to allow for the erection of a full width rear dormer window, to facilitate a loft conversion to provide an additional bedroom and en-suite bathroom to the family dwelling. Clay tiles to match the existing roof form would be used to the rear elevation to complete the façade.
- 3.6 This development will also see the installation of new windows to maximise the use of the new second floor level. The new converted loft space will boast an obscure glazed window set fronting the rear elevation, a Juliet Balcony, plus three Velux-style roof lights to the front elevation. The proposed roof lights would not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.
- 3.7 In addition, an obscure-glazed window is proposed to the new gable end, fronting the stairwell. This window would be non-opening below a height of 1.7 metres above the floor adjacent to the window. These works have been proposed to complete this element of the proposal.
- 3.8 These windows will provide daylight and ventilation to the new loft bedroom and en-suite bathroom as designed. The placements of these windows have been designed to ensure that no privacy issues are created through the direct overlooking of neighbouring properties.

- 3.9 The development will see the rear façade of the dormer set in from the eaves line by 0.290m where the GPDO requires a minimum of 0.2m. The dormer window will not exceed the overall height of the main roof and will be set lower than the ridge height of the host property. Additionally, the proposed changes in roof volume will not exceed the 50m³ allowance for a semi-detached property as the total additional roof volume has been calculated to be 49.85m³. Please refer to the attached 'Proposed Rear Elevation' showing the calculation of the proposed increase in roof volume.

- 3.10 A marine-ply flat roof clad in multi-layered felt will be used to treat the dormer roof with clay tiles used for the dormer cheeks to match the existing roof scape. The layout of the loft room ensures no living space is directly in view of neighbouring properties and provides an adequate level of privacy for the immediate and surrounding environment. All materials proposed would be to match the host property.
- 3.11 It is therefore considered that this proposal will have no detrimental impact to the existing house or to the neighbouring properties. All materials for this element of the proposal are designed to match existing external materials.

Proposed Single storey Rear Extension

- 3.12 This element of the proposal would see the demolition of the existing glazed conservatory, set to the rear of the existing house, to facilitate the erection of a single storey extension to the rear of the property.
- 3.13 The proposed rear extension would support a depth of 3 metres from the existing main rear elevation of the property. This extension would be positioned to the rear elevation of the host dwelling in order to provide additional floor space for the property's living quarters.
- 3.14 A window set and a new bi-fold door are proposed to the rear elevation to provide greater access to the rear garden and to provide a greater degree of sunlight and ventilation into the property, as the existing windows and doors are currently limited.
- 3.15 Access into the existing dwelling will not be altered by the proposed rear modification and alteration of the property. All brickwork materials have been designed to match the existing property. A flat roof with three roof lights has been proposed to treat the roof of the new extension.

3.0 DESIGN AND LAYOUT

- 3.16 To allow for the erection of the proposed rear extension, this application proposes the demolition of the existing rear conservatory extension within the rear garden. The area will be unaffected and will not be negatively impacted by the demolition of the rear conservatory extension, which is currently in poor condition.
- 3.17 The overall design of this proposal has been designed to reduce any impact on neighbouring properties by limiting the height of the extension to 3.0 metres and the eaves height to 3.0 metres from the natural ground level. These works should be viewed in conjunction with internal alterations proposed at ground floor level, as apart of general refurbishments works to bring the family home up to a modern standard.

Conclusion

- 3.18 The various elements of this proposal have been considered against the Department for Communities and Local Government - Permitted Development for Householders Technical Guidance and are therefore considered to be acceptable accordingly.
- 3.19 All aspects of this proposal comply with the relevant permitted development regulations and as such, it is respectfully requested that Council issue the Certificate for the works here proposed.
- 3.20 The proposal is consistent with the relevant requirements and guidance outlined above and, in our opinion, is one that is consistent with the requirements of the 1996 General Permitted Development Order 1996 (as amended) and associated relevant guidance. We therefore seek the Council's confirmation that this development is in fact lawful and does not require planning permission.
- 3.21 The proposed conservatory demolition and new rear extension as proposed, fall within the parameters of Permitted Development as set out under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3.22 The proposed roof extension, Juliet balcony and front elevation roof lights fall within the parameters of Permitted Development as set out under Schedule 2, Part 1, Classes B & C of the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3.23 We would appreciate continued consultation by the appointed planning officer during the processing of this application to resolve any issues that may arise.

