
117 Belmont Rd

Uxbridge UB8 1QZ

PLANNING RESPONSE STATEMENT

Issue date: 09-11-2021 / issue no: P1

J79 STUDIO



Introduction

The existing building is a detached house for one single family. The statement below is response to refused planning application (Application Ref: 50552/APP/2021/3418) issued on 4th November 2021

Proposal

The application seeks planning permission for:

- 3m two-storey rear extension with habitable accommodation in the roof;
- Two-storey side extension with habitable accommodation in the roof (above existing side extension - to remove roof) facing no.119;
- Front, side and rear rooflights within the extension;
- Front facing dormer
- Removal of rear chimney.

Response to refusal reasons

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

With regard to side extensions, Policy DMHD 1 requires:

1) side extensions should not exceed half the width of the original property;

Design response:

2) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;

Design response: sloping roof to front and side elevation allow degree of openness to be maintained.

3) Garages should reflect the size guidelines set out in Appendix C Parking standards;

Design response: Non applicable to this proposal

4) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;

Design response: proposed side extension is set 1200mm away from side boundary.

5) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;

Design response: proposed front facing dormer is 1000mm behind main front elevation.

6) where hip to gable roof extensions exist, a two storey side extension will not be supported; and vii) in Conservation Areas, single storey side extensions may be required to be set back.

Design response: proposed side extension is capped with hip roof, with proposed ridge 600mm lower than existing ridge

Policy DMHB 5 states within areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area. Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

Design response: the catslide roof to side extension is utilise to enhance existing character of the building, whilst reflect the character of the area.



Fig 01 – No. 8 Belmont rd with catslide roof

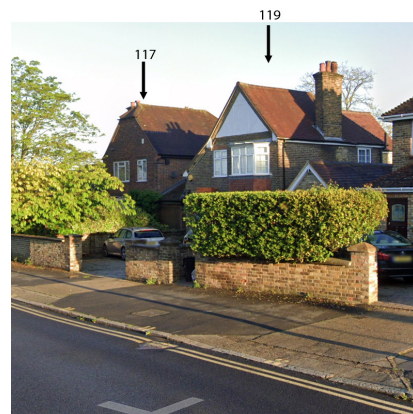


Fig 02 – Existing view of 117 & 119 Belmont Rd



Fig 03 – Existing & Proposed view of 117 & 119 Belmont Rd.

With regards to rear extensions, Policy DMHD 1 states that:

1) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;

Design response: proposed rear extension is 3m for existing detached house. Existing plot width is 10m.

2) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;

Design response: proposed rear extension is 3m for existing detached house. The site plot width is 10m.

3) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;

Design response: not applicable

4) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;

Design response: not applicable

5) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;

Design response: not applicable

6) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;

Design response: the proposed two storey rear extension comply with 45 degree line from window to 2 Belmont close. Existing and proposed evergreen boundary trees provide visual barrier between proposed two storey extension to 2 Belmont close.

7) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;

Design response: the proposed two storey rear extension to retain existing hip roof.

8) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and

Design response: the proposed two storey rear extension to retain existing hip roof.

9) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings. to be set back.

Design response: the building is not listed nor in conversation area.



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