

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

DESIGN AND ACCESS STATEMENT

First floor extension to create a 2 storey dwellinghouse and
associated alterations

21 THORNHILL ROAD, UXBRIDGE, LONDON UB10 8SG



RTPI

mediation of space · making of place

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CONTENTS

- 1 SITE AND SURROUNDINGS
 - 2 RELEVANT PLANNING HISTORY
 - 3 PROPOSED DEVELOPMENT
 - 4 PLANNING POLICY
 - 5 COMMENTS
 - SCALE
 - AMOUNT
 - LAYOUT
 - APPEARANCE
 - LANDSCAPING
 - USE
 - ACCESS
 - 6 CONCLUSION
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1 SITE AND SURROUNDINGS

- 1.1 The application site is a bungalow located on the eastern side of Thornhill Road.
- 1.2 The surrounding area is predominantly residential in character with a mix of bungalows and 2-storey dwellings.
- 1.3 The application site is not located in a Conservation Area and the subject property is not listed.

2 RELEVANT PLANNING HISTORY

- 2.1 In June 2020, certificate of lawfulness 5192/APP/2020/1473 was approved for a single storey rear extension.
- 2.2 In August 2020, planning application 5192/APP/2020/1973 was refused in relation to roof alterations including side dormers. In January 2021, planning appeal APP/R5510/D/20/3258934 against the refusal was dismissed. However, the development was constructed nevertheless and enforcement notice HS/ENF/018414 was issued in March 2021. The enforcement notice was upheld in March 2022 following enforcement appeal APP/R5510/C/21/3272737.
- 2.3 In July 2022, planning application 5192/APP/2022/2178 was submitted for a first floor extension to create a 2-storey dwelling, but the Council declined to determine the application due to the enforcement notice.
- 2.4 The unauthorised development subject to the enforcement notice was subsequently removed. In February 2023, the Council confirmed that the enforcement notice had been complied with.

3 PROPOSED DEVELOPMENT

- 3.1 First floor extension to create a 2 storey dwellinghouse and associated alterations.

4 PLANNING POLICY

- 4.1 National Planning Policy Framework (2023)
- 4.2 London Plan (2021)
- 4.3 Hillingdon Local Plan Part 1: Strategic Policies (2012)
- 4.4 Hillingdon Local Plan Part 2: Development Management Policies (2020)

5 COMMENTS

SCALE

- 5.1 Policy BE1 of the Local Plan Part 1: Strategic Policies (2012) and Policies DMHB11 and DMHD1 of the Local Plan Part 2: Development Management Policies (2020) require new development including residential extensions to protect the residential amenities of neighbours.
- 5.2 The proposed development as a whole would be a proportionate and integrated extension to the main property. The extension would be modest in height to be in keeping with the surrounding 2-storey properties and the resultant dwelling would be comparable to nearby dwellings along Thornhill Road. This modest bulk would successfully protect the living conditions of the neighbours.
- 5.3 Furthermore, the proposed development would comfortably sit on top of the existing footprint and would retain the existing separation distances, and the proposal would not result in any new overlooking either. Therefore, the living conditions of the neighbours would be safeguarded by way of the same separation distances and relationships as existing situation.
- 5.4 As such, the scale of the proposed development would indeed be respectful of the neighbouring residential amenities.
- 5.5 It is submitted that the scale of the proposed development would promote good design as it would successfully safeguard the living conditions of neighbours in accordance with the Council's relevant policy provision.

AMOUNT

- 5.6 The proposed development would add circa 120 sqm of floorspace.

LAYOUT

- 5.7 The proposed development would help to deliver an upper floor sleeping arrangement consisting of 2 additional bedrooms with en-suite bathrooms.

APPEARANCE

- 5.8 Policy BE1 of the Local Plan Part 1: Strategic Policies (2012) and Policies DMHB11, DMHB 12 and DMHD1 of the Local Plan Part 2: Development Management Policies (2020) require new development to deliver good design particularly to ensure that new development positively contributes to the character and appearance of the built environment.
- 5.9 The proposed development as a whole would be a proportionate and integrated extension to the main property. It would be a materially different proposal to that dismissed at appeal APP/R5510/D/20/3258934 as the current proposal would not result in a 1.5-storey chalet style dwelling but would rather deliver a full 2-storey dwelling. A 2-storey dwelling would be entirely in keeping with other 2-storey dwellings in the streetscene. As such, the proposal would successfully respect the character and appearance of the locality.
- 5.10 It is noted that the proposed development would raise the ridge height which is discouraged by the Policy DMHD1 of the Local Plan Part 2: Development Management Policies (2020). However, in this particular circumstance, it is evident that the proposed extension would appear as an integral part of a full 2-storey dwelling, rather than as an obvious roof extension, in a streetscene defined by other 2-storey dwellings. In this context, there are material considerations that would justify the departure from the policy provision to allow a sensible ridge height increase to deliver a 2-storey dwelling that is in keeping with the surrounding dwellings in the streetscene.

- 5.11 As such, it is submitted that the proposed development would promote good design as it respects the existing character and appearance of the locality in accordance with the Council's relevant policy provision.

LANDSCAPING

- 5.12 No changes to the current landscaping arrangement at the site.

USE

- 5.13 No changes to the current use of the site (Use Class C3).

ACCESS

- 5.14 No changes to the current access arrangements at the site.

6 CONCLUSION

- 6.1 The proposed development represents good design. It would successfully preserve the character and appearance of the locality and protect the living conditions of neighbours.
- 6.2 The streetscene of Thornhill Road is defined by the presence of 2-storey dwellings and the proposed development would result in a 2-storey dwelling to deliver the additional floorspace in a respectful manner.
- 6.3 The proposal would be consistent with the aims and provisions of the Council's Development Plan.
- 6.4 The Council is respectfully requested to grant planning permission for the proposed development at the application site.