



This statement has been prepared in support of an application for Full Planning Permission for a loft conversion to existing bungalow to create a new separate dwelling of a one bedroom flat situated at no.7 Elgin Drive, Northwood HA6 2YR

The application follows pre-application advice with the planning officer, Ms Liz Arnold of the London Borough of Hillingdon and the current enclosed proposals have been designed to take into account her comments outlined in the letter dated 21st January 2020 ref 55600/PRC/2019/118. A subsequent meeting with Mr John Allum of the London Borough of Hillingdon on 26th February 2020 further supported the proposal as submitted.

The proposal for a loft conversion was approved under planning application 55600/APP/2017/3469, however revisions to this application are being submitted to include side dormers for the purpose of gaining extra height to the front of the loft conversion.

The existing property is a detached three bedroom bungalow situated on a corner plot at the end of a cul-de-sac, and has an internal floor space of approximately 149 square metres

The property is situated in a residential street consisting of a mix of detached houses and bungalows with the local shopping area at a short walking distance. Public transport including Northwood underground station and bus stops are also a short walking distance away.

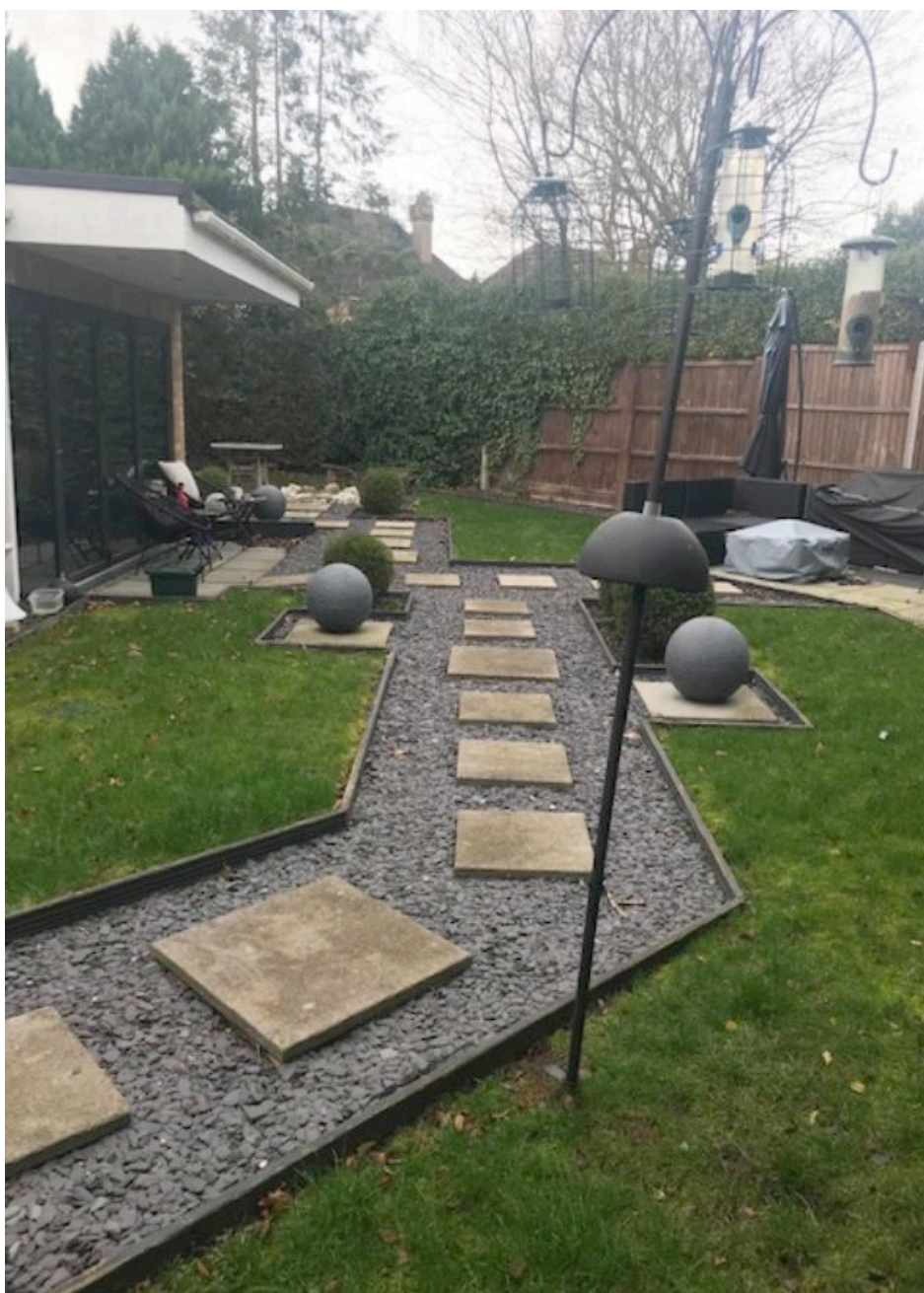
The site benefits from a large front drive which provides parking space for 3/4 cars covering an area of approximately 126 square metres, as shown on the accompanying site plans.



Elgin Drive – view from number 7 showing a mix of two storey houses and bungalows



View from front drive to the left towards number 8



Back Garden

The rear garden has a total area of 208.6 square metres of which 50.4 square metres will be allocated to the new dwelling partitioned by fence panels matching existing panels as shown on the accompanying site layout plans.



Car parking area and entrance to new dwelling via shared drive

Access to the new dwelling is provided via the driveway and existing dropped kerb at the front on the left hand side of the property with a dedicated front entrance as well as a minimum of one car parking space.

The Proposal as shown on planning drawing ref BIL/2301 - 01-07

A loft conversion with rear dormer and extended roof ridge at rear plus two side dormers facing towards numbers 6 & 8 elgin Drive to create a separate dwelling unit with a total floor space of 61.2 square metres. Due to the positioning of the application property and with its vast set back from the highway and adjacent properties it is not considered that the side dormers have any impact on the privacy of adjoining neighbours and the side dormers flat roofs is set down from the main ridge in excess of 300mm from the original roof line of existing property and the set back of the side dormers from the front of the existing dwelling creates a subordinate design which complies with Hillingdon's new policies DMHB 11 and DMHD 1 in

respect of a subordinate design which has little or no impact on the general street scene of Elgin Drive, which is of mixed design currently in any event.

The new proposed conversion to have:

Access to a dedicated entrance door with a staircase leading up to the new proposed first floor dwelling

Parking on the driveway for a minimum of one vehicle (resident street parking is also available on Elgin Drive and neighbouring streets)

Garden area of 50.4 square metres

Common side entrance to garden

A covered cycle and a bin storage area of 3.0 & 1.5 square metres, respectively. .

The character of the existing area and its architecture has been inherent to the design proposals submitted with this planning application.

The local area has a diverse range of architectural styles and detailing.

The local transport links and permeability of the proposed layout will ensure that occupants are encouraged to use local public transport facilities, thereby constituting a more greener and sustainable environment.

Materials such as facing brick, and roof tiles will look to replicate the existing building.

Soundproofing materials conforming to current building regulations will be installed in the floor between the existing and proposed dwelling and will form part of the full plans application with building control following planning consent.

The new dwelling will have separate utilities such as gas/electric/boiler/phone & internet lines.

Existing landscaping will be respected/maintained and improved where possible.

The proposal provides a residential scheme in a sustainable manner with suitable car parking standards that encourage non-car modes of transport where possible, while providing parking levels sufficient for the type of dwelling proposed.

The proposal provides adequate gardens and amenity space for both properties as can be seen from the accompanying site plans, and consideration has been made to the scale, height and mass of the building and their positioning, given the LPA's DMHB 11 and DMHD 1 recent policies .

The proposal takes into consideration the local surroundings and neighbouring properties and the front of the property will not see any significant change to its appearance, given the subordinate design of the dormers.