

DESIGN AND ACCESS STATEMENT

Construction of glass sunroom
to the side of
Dwelling house

At

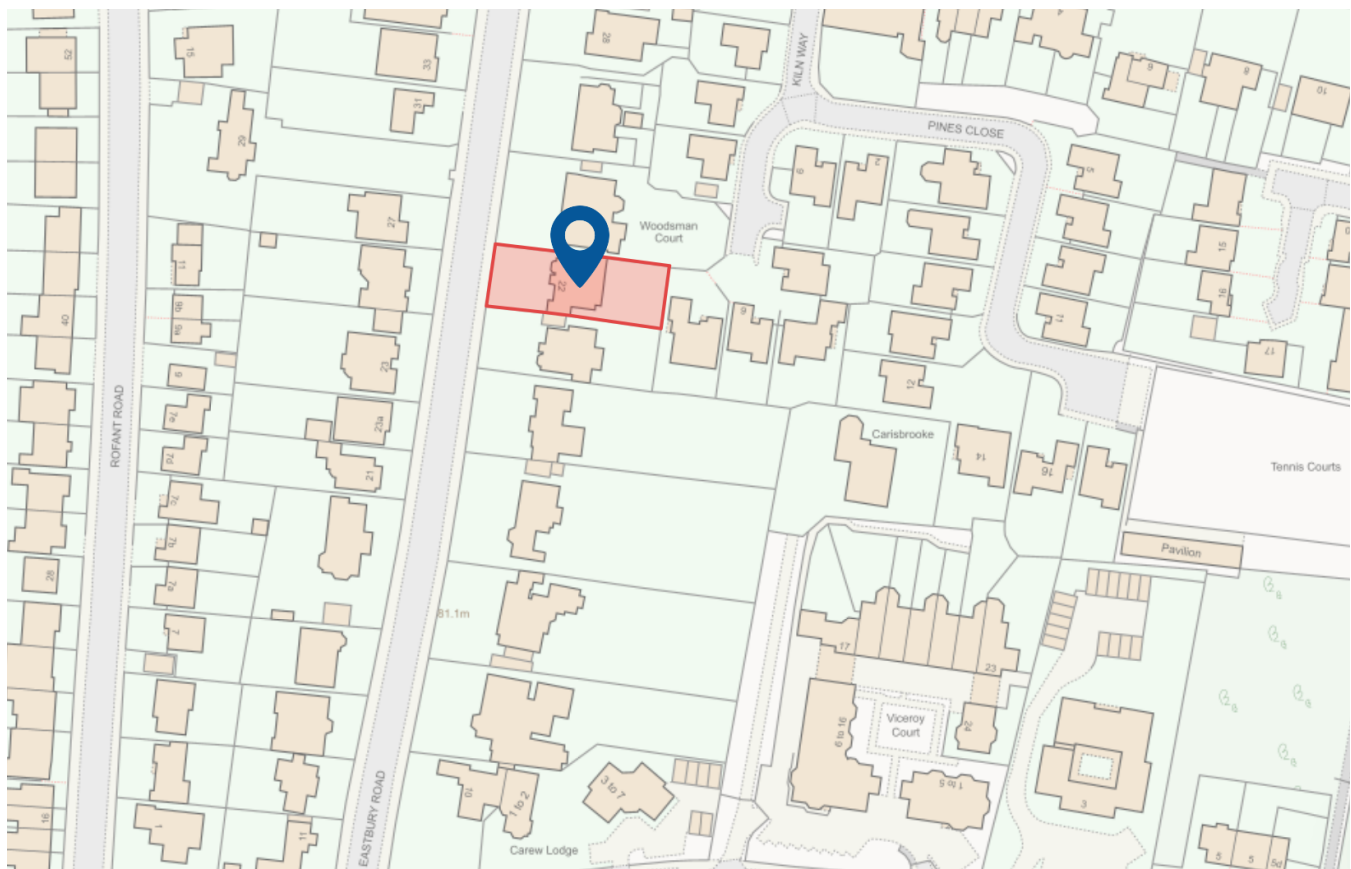
22 Eastbury Road
Northwood

PREPARED BY
La Vaastu

The Site

The application site is located on the south east side of Eastbury Avenue and comprises a two storey detached house. The neighbouring properties 24 Eastbury Avenue and 20 Eastbury Avenue are both substantial detached dwellinghouses. The street scene is residential in character and appearance comprising detached and semi-detached properties.

The application site lies within a 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the Northwood Frithwood Conservation Area.



Location Plan

The Proposal

The application seeks planning permission for the glass sunroom to the side of dwelling house.

Main Planning Issues

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHB 4: states: 'New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extension of dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regard to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) 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;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) 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.

The proposed single storey side extension will be erected behind the existing garage in line with existing main house external wall. The proposal will use existing 2m high side boundary wall which is set in 150mm from the site boundary.



In assessing the proposal and the impact on the street scene, from the front elevation, the existing garage already extends up to the side boundary. Therefore, whilst a gap would be preferred, the application would appear similar to the existing side garage on site in terms of the overall width along the front elevation.

It is therefore considered that the proposed development would preserve the character and appearance of the Northwood Frithwood Conservation Area in accordance with policies DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local plan - Part Two.

Neighbouring Amenity Impact

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

The proposed single storey side extension still be visible over the existing fence, it is considered that by virtue of the single storey nature and lightweight and transparent glass structure of the side extension, it would not result in an unacceptable impact in terms of oppressive and overbearing outlook resulting in an unacceptable sense of enclosure, loss of light and outlook to the residential amenity of No. 20. The proposed glass sloping roof will have a maximum height of 3.2m and its height near to the site boundary will be 2.2m which will be just 200mm more than existing boundary wall.

Highways and Parking

The parking provision would remain unaffected by the proposal with space from parking of vehicles on the front drive.

Trees and Landscaping

The proposal would have no impact on arboricultural grounds.

Conclusion

For the reasons outlined above, the proposal should be acceptable.