



DESIGN & ACCESS STATEMENT

124 Woodlands Avenue, Ruislip, HA4 9RH

THE SITE AND NEIGHBOURHOOD & HISTORICAL CONTEXT

124 Woodlands Avenue is a semi-detached property within the Borough of Hillingdon. The street is populated with semi-detached dwellings with good sized gardens, drive ways, grass verges and immediately outside the host dwelling is a large green.

124 Woodlands Avenue is at the end of a run of houses on a bend and is located next to its attached neighbour and an adjacent new build maisonette detached building.



124 Woodlands Avenue, Front Elevation

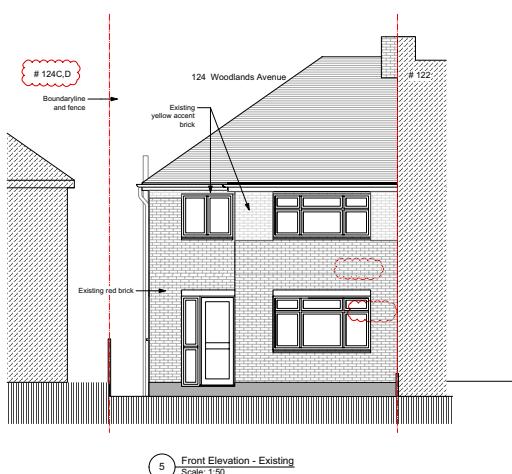
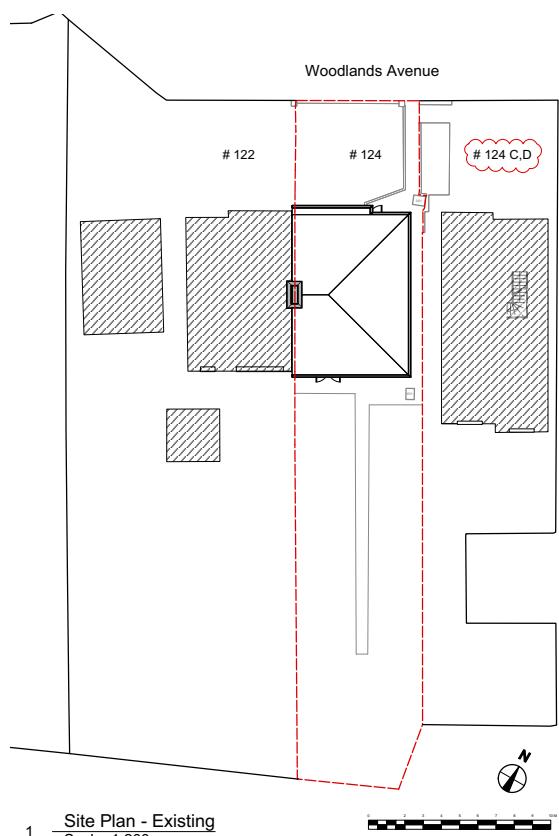
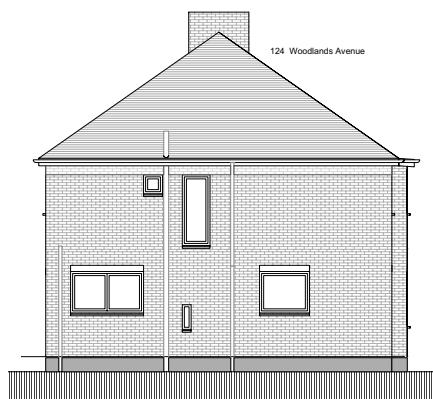
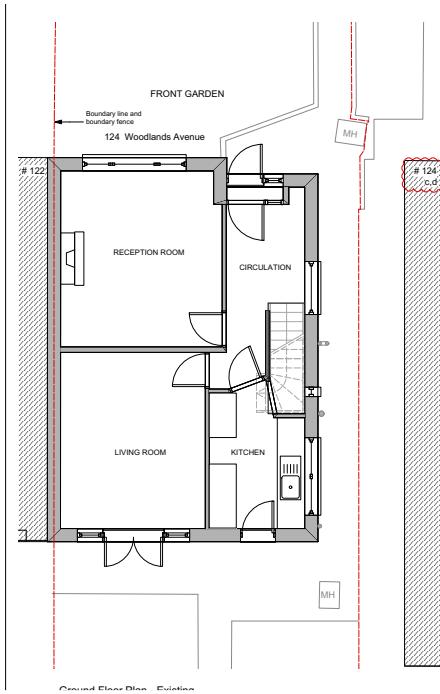


124 Woodlands Avenue, Rear Elevation



EXISTING SITE

These drawings show the Existing site conditions





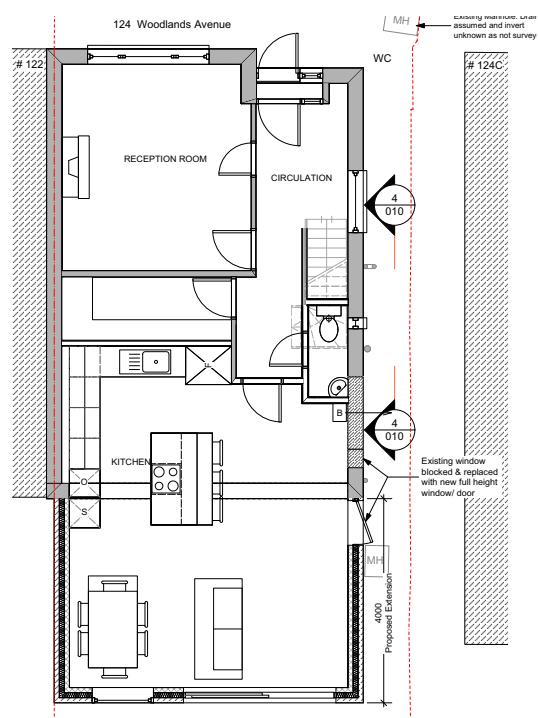
SITE PLANNING HISTORY

56397/APP/2022/2097.

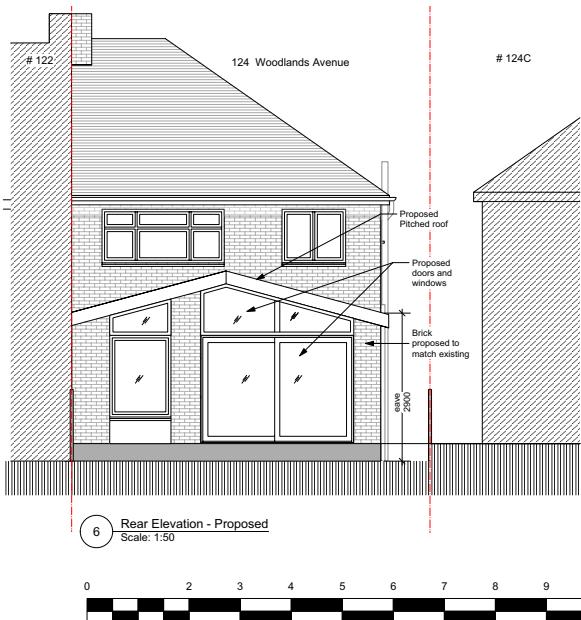
Description of proposed development:

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres. The maximum height would be 3.80 metres and the height of the eaves would be 2.90 metres

Decision: Prior Approval Note required
Date: 15-08-2022



These drawings show the scheme already approved under Prior Approval which is for a gable ended 4m rear extension.

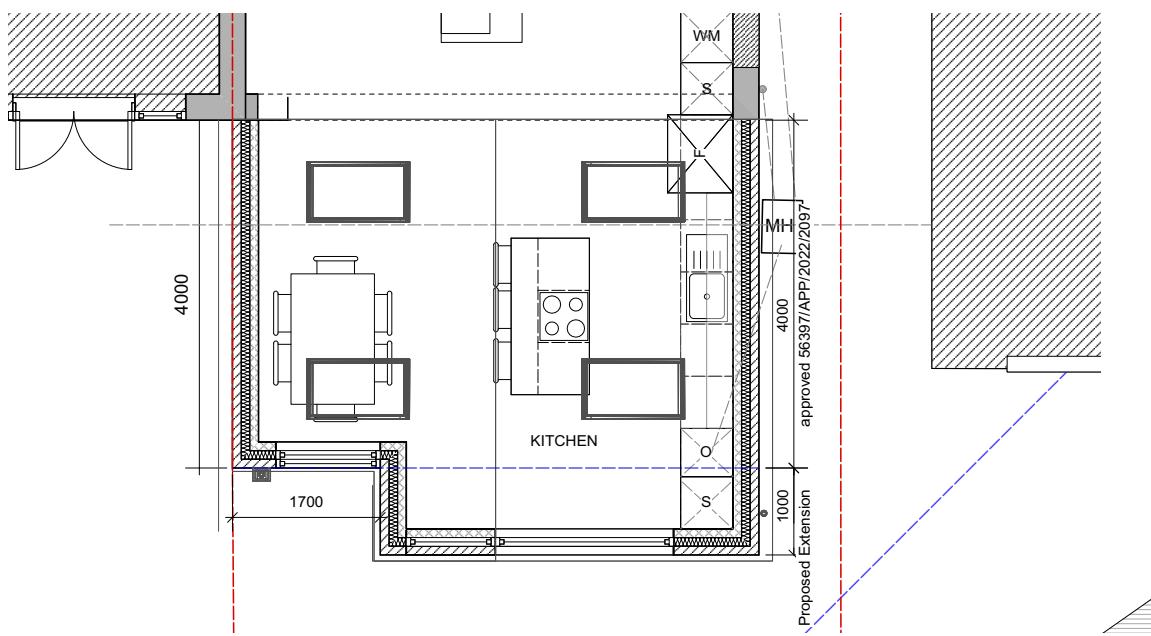




THE PROPOSAL

This proposed householder submission can be described as:

Single storey rear extension would extend beyond the rear wall of the original house by 4.00 and 5 metres in a stepped design. The maximum height would be 3.65 metres, and the height of the eaves would be 2.85 metres



Extension Design

It's worth noting that this submission is a slight variation of the 4m approved prior approval scheme with the main difference being a stepped floor plan where part of the extension on the non-attached side extends outwards by an additional 1 metres (total 4 and 5 metres from original rear wall).

Height

The approved height under Prior Approval scheme is 3.8m which we believe to be a significant consideration when assessing the new proposed roof height of 3.65m which is lower by 150mm.

Whilst it's recognised that Hillingdon planning guidance recommends a pitched roof height of 3.4m, we believe the increased height of 250mm at the central pitch represents a small technical breach of this guidance.

The difference between our scheme and Hillingdon guidance heights isn't something we believe would be directly experienced by the neighbours due to it's gable roof design where the pitch/ highest point of the roof is centralised on the floor plan and away from both boundaries and is also lower than the already approved Prior Approval scheme. To take the overall height into consideration, we have designed to minimum tiled roof angles according to manufacturers guidances.

The dominant building height experiences by the neighbours would be the eaves which are proposed at 2.85m and represent a decrease of 800mm in height compared to the pitch.



Impact on Neighbours (revised)

The experience of the extension height and depth alongside the boundary of #122 is proposed to be much the same as the Prior Approval scheme with the same 4m depth alongside the boundary and slightly lower eaves. The extended part of the floor plan is set 1.7m away from this boundary as part of the consideration to not unacceptably impact this neighbours when compared to the Prior Approval scheme. This distance is almost twice the set back compared to the extra distance proposed.

The non-attached neighbour (124 C,D) is set away from the flank wall of our dwelling by 1.99m. This neighbour is a two storey building with two duplex units. Two windows exist on the ground floor and two on the first floor. The nature of their thin size and location - and also the knowledge that Hillingdon planning does not permit primary windows for habitable windows along the flank wall communicate that these are approved as secondary windows if to habitable open plan room and for non-habitable rooms such as hallway.

It is our belief that the additional 1m proposed in this submission (compared to already approved 4m Prior Approval scheme) would not create any further impact on this neighbour natural light.

The building footprint for 124 C/D extends 2.885m past the rear of our original dwelling and as such the furthest part of our extension would represent a difference of 2.145m. The 45 degree line test from nearest habitable rooms would not be impacted by this extension as can be seen on the plans. Furthermore -by the way the sun orientation for the garden is, this neighbour would continue to receive plenty of natural sunlight throughout the day for the home and garden space due to garden being South East facing.

Design & Materiality:

A lot of effort has gone into the design of this scheme with goals to enhance the Architectural character of this house and to make it suitable for a modern family.

The External finishes are proposed to reflect the original character of the home by proposing bricks to match existing on the extension in line with the finishes on the Prior Approval scheme. Roof tiles are proposed to match existing with skylights. Windows and doors are proposed as metal framed of dark grey/black colour.





ACCESS AND AMENITIES

No change is proposed to car parking facilities or other access routes in this scheme.

SUMMARY (revised).

In Summary, the design of this scheme represents a variation of the design already approved under Prior Approval with part of the extension increasing to 5m depth. The designed stagger is set away from the boundary of the attached neighbour so the experience of the depth and height will remain much the same (slightly lower in height) when compared with the Prior approval scheme. As described, the impact for the non-attached neighbour is felt to be minimal due to primary habitable windows being on the front and rear windows and the 45 degree line test very clearly being observed.

Although greater in depth and height than Hillingdon guidance, we feel the design proposed here would be acceptable on this specific site due to the reasons stated in this report.

NPPF, 2019, Paragraph 38 advises local planning authorities to approach decisions on proposed development in a positive and creative way.

Paragraph 124 sets out that the creation of high quality buildings and places are fundamental to what the planning and development process should achieve and that good design should create better places in which to live.

Paragraph 127 states that planning policies and decisions should ensure that developments will function well in both short term and over the lifetime of the development.

Much care and effort has gone into the design of this scheme and as such we believe it to be of a 'high quality' to meet the current and future needs of the family. The design considers the existing Architecture, designation, design and style of the home and as demonstrated, is believed to have an acceptable impact on the neighbouring properties and is acceptable in line with its direct neighbours.

In relation to the above and submitted drawings, we conclude by asking for your support and planning acceptance of this scheme.