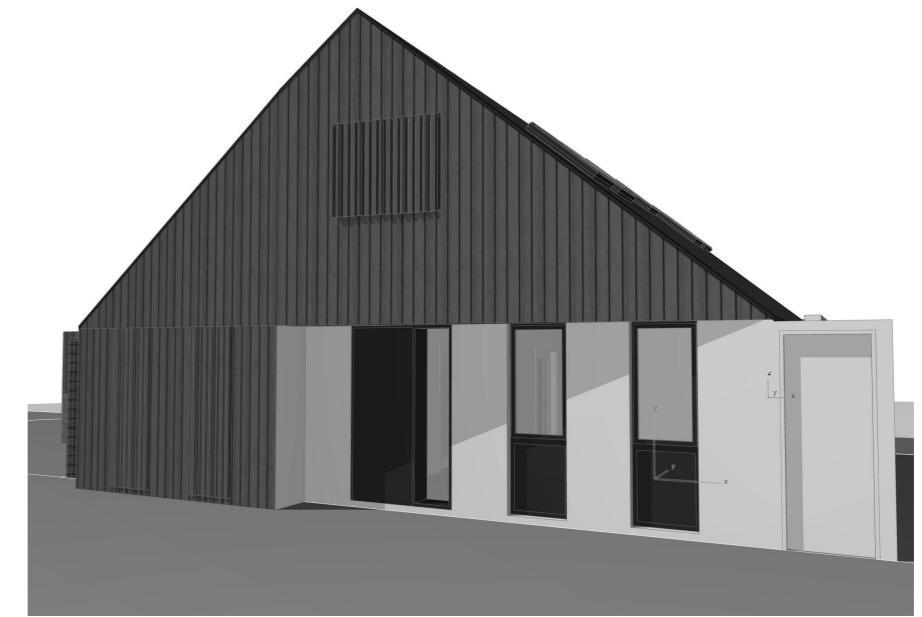




PLEMON STUDIO Ltd.



DESIGN AND ACCESS STATEMENT

14 Larne Road
HA4 8DR; Hillingdon

PLANNING APPLICATION
OCT 2022

INTRODUCTION

Plemon Studio has been appointed by the Owner of the property at 14 Larne Road to prepare and submit planning application in relation to proposed changes to the property.

EXISTING

The site is located on the West side of Larne Road within Hillingdon Borough. A one storey detached bungalow with unhabitable/unheated attic. In its current state the building proves to be energy insufficient and requires upgrade works to bring it up to current building regulations standards.

The dwelling has access to a generous back garden, front lawn and driveway suitable for 2 cars.

PROPOSAL

Demolition of an existing 2-bed bungalow and building a new 4-bedroom bungalow with habitable roof space, including side dormer, raising the ridge of the main roof, roof lights and solar panels.



Larne Road - Street elevation

DESCRIPTION OF THE PROPOSAL

- Proposal to erect a single storey bungalow with a habitable roof space located 1m away from side boundaries. (Part of proposed structure along South elevation has been kept within existing structure's footprint). (See drawings).
- Proposed main roof ridge level to be aligned with an existing neighbouring property ridge level. (See drawings).
- Proposed dormer height to be aligned with an existing neighbouring property dormer level. (See drawings)
- Height of the proposed back extension to be aligned with an existing neighbouring GF extensions of No. 12 and 16. (See drawings).
- Proposed back extension, covered by a feature pitched roof, follows main roof pitch fall and does not project beyond 45degrees beyond eaves level.
- There is no reduction in parking provisions.
- Green roof is being proposed above flat part of an extension to enhance biodiversity.
- Solar panels are being proposed on main roof slope (not to extend more than 150mm beyond roof surface).
- Rooflights are being proposed (not to extend more than 150mm beyond roof surface).
- Black timber and render materials are being proposed on elevations.



14 Larne Road - back elevation

DESCRIPTION OF THE PROPOSAL

The design goal is to remain sympathetic to the character and appearance of the surrounding buildings with a contemporary touch.

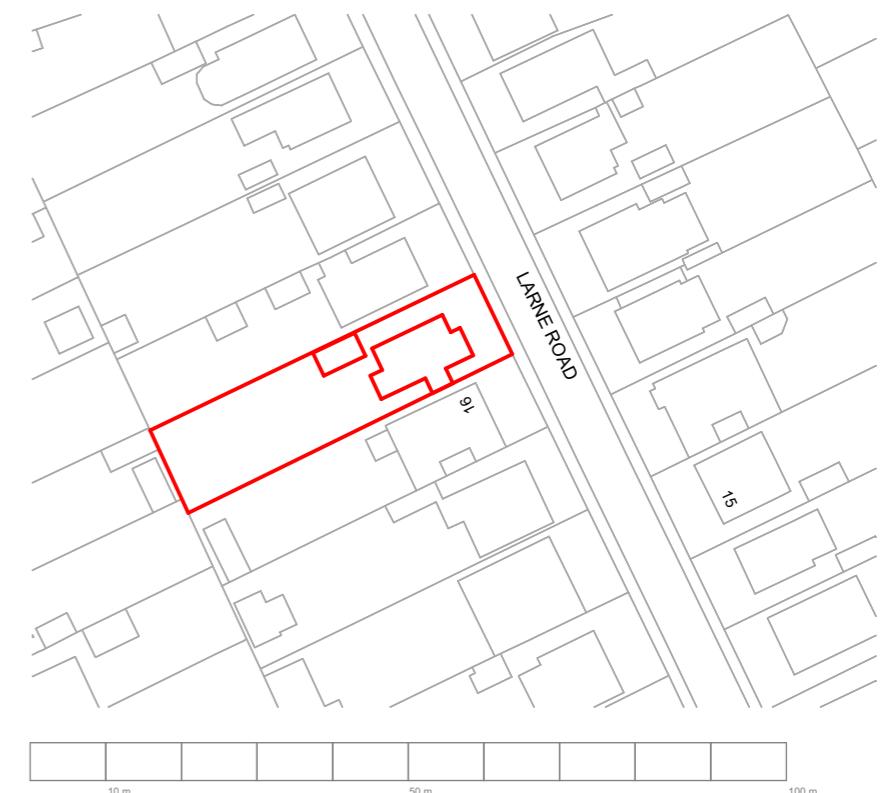
HISTORICAL STATEMENT

The house is not located within a Conservation Area nor an Area of Special Local Character. The building is not listed. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land.

LOCATION PLAN

Site address: 14 Larne Road. HA4 8DR
Hillingdon, London

——— Site Boundary Plan



SCALE 1:1250



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2207_DAS_14 Larne Road, London - Hillingdon

P2

USE

The existing property is a residential building. There is no change to existing use of the property.

MATERIALS

Proposed facing materials are black timber and white render which are typical to the local area.

TREES

No trees will be affected by this proposal.

ASSESSMENT OF FLOOD RISK

The property is within flood zone 1.

The property has been indicated by gov.uk data as 'Low Probability' of flooding from rivers and the sea.

The property has been indicated by gov.uk data as 'Very Low risk' of flooding from Surface Water.

The Site is within a Critical Drainage Area.

SUSTAINABLE URBAN DRAINAGE STRATEGY

Following SUDs measures have been adopted:

- Premeable pavement
- Rainwaer butt
- Green Roof

PARKING

Proposed changes will not impact existing parking provisions.

PLANNING POLICIES

The following have been taken uder consideration during design process:

- The Local Plan: Part 1 - Strategic Policies (2012)
- The Local Plan: Part 2 - Development Management Policies (2020)
- The Local Plan: Part 2 - Site Allocations and Designations (2020)
- The London Plan (2021)
- The West London waste Plan (2015)
- NPPF (2021)

PLANNING HISTORY

57311/PRC/2022/132 (July 2022)- Pre-application Advice

Addrss: 14 Larne Road

Proposal: Erection of two side and one rear extension and conversion of roof space into habitable accommodation including a side dormer and rising the ridge of the main roof and roof lights with associated demolitions.

Summary of the pre-application advice:

Design:

- Side extensions could be acceptable if 1m distance is maintained between the building and side boundaries on both sides. *This has now been included within the proposal.*
- It has been acknowledged that existing south side utility room extension could be rebuilt within the same footprint.
- It is recommended that the side dormer is reduced in size, similar to that of a neighbouring designs, which were approved after the adoption of the current Local Plan. *This has now been included within the proposal.*
- Raising the roof in line with neighbouring properties appears likely to be supported by the Council.
- First floor roof extension to the rear - a modest first floor roof extension could be acceptable, however the impact on neighbouring amenities would need to be assessed.
- Rear extension height - it is advisable to reduce the height of the extension - *The roof of rear extension has been re-designed to match the neighbouring extensions parapet line.*
- Rear extension depth - the proposed depth does not follow guidelines however, given the location of the existing rear garage the neighbours (no.12) amenities would not be worst than existing.
- *The new extension depth matches the depth of the neighbouring (no.16) canopy structure. It has been partially reduced with a canopy overhang, which has been subsequently discussed with and supported by the neighbouring property owners.*

Amenities:

- Given the gap between dwellings and the existence of the detached garage in the rear garden, it is considered the proposal is unlikely to result in substantial harm to the amenities of the occupiers at No.12, in terms of overdominance, visual intrusion, overbearing impact, loss of daylight/sunlight and loss of outlook.
- Subject to amendments suggested in the Design section of this report (removal of left side extension and reduction in rear extension and size of side dormer), the proposal is considered unlikely to result in substantial harm to the amenities of the occupiers at no.16, in terms of overdominance, visual intrusion, overbearing impact, loss of daylight/sunlight and loss of outlook.

Other:

- In critical Drainage Area a suitable drainage system (SuDS) should be included with any future application to manage surface water on site. It has been advised that a water butt should be incorporated to minimise water from site entering sewers. Refer to Proposed Site Plan for location.

Private amenity space:

- A sufficient amount of amenity space will be retained.

Please refer to the following documents for details of the proposal:

- 100_2207_Site Location Plan
- 101_2207_Existing Site Plan
- 201_2207_Proposed Site Plan
- 102_2207_Existing Site Block Plan 200
- 202_2207_Proposed Site Block Plan 200
- 301_2207_Photographic Evidence
- 110_2207_Existing Plans
- 210_2207_Proposed Plans
- 111_2207_Existing Elevation
- 112_2207_Existing & Proposed Street Elevation
- 113_2207_Existing & Proposed Rear Elevation
- 211_2207_Proposed Elevation 1/2
- 212_2207_Proposed Elevation 2/2
- DAS_2207_Design and Access Statement

RELEVANT PLANNING HISTORY

10778/APP/2019/1403 (2019)

Addrss: 7 Larne Road

Proposal: Single storey side/rear extension and conversion of roofspace to habitable use to include 2 side dormers and conversion of front and rear of roof from hip to gable end, with gable end windows, and associated landscaping and additional parking space.

Planning Permission - Granted on 21/06/2019

71850/APP/2016/1618 (2016)

Addrss: 20 Larne Road

Proposal: Single storey side/rear extension
Planning Permission - Granted on 23/06/2016

71850/APP/2016/1617 (2016)

Addrss: 20 Larne Road

Proposal: Conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of both sides of roof from hip to part gable end.

Planning Permission - Granted on 22/06/2016

54452/APP/2008/1507 (2008)

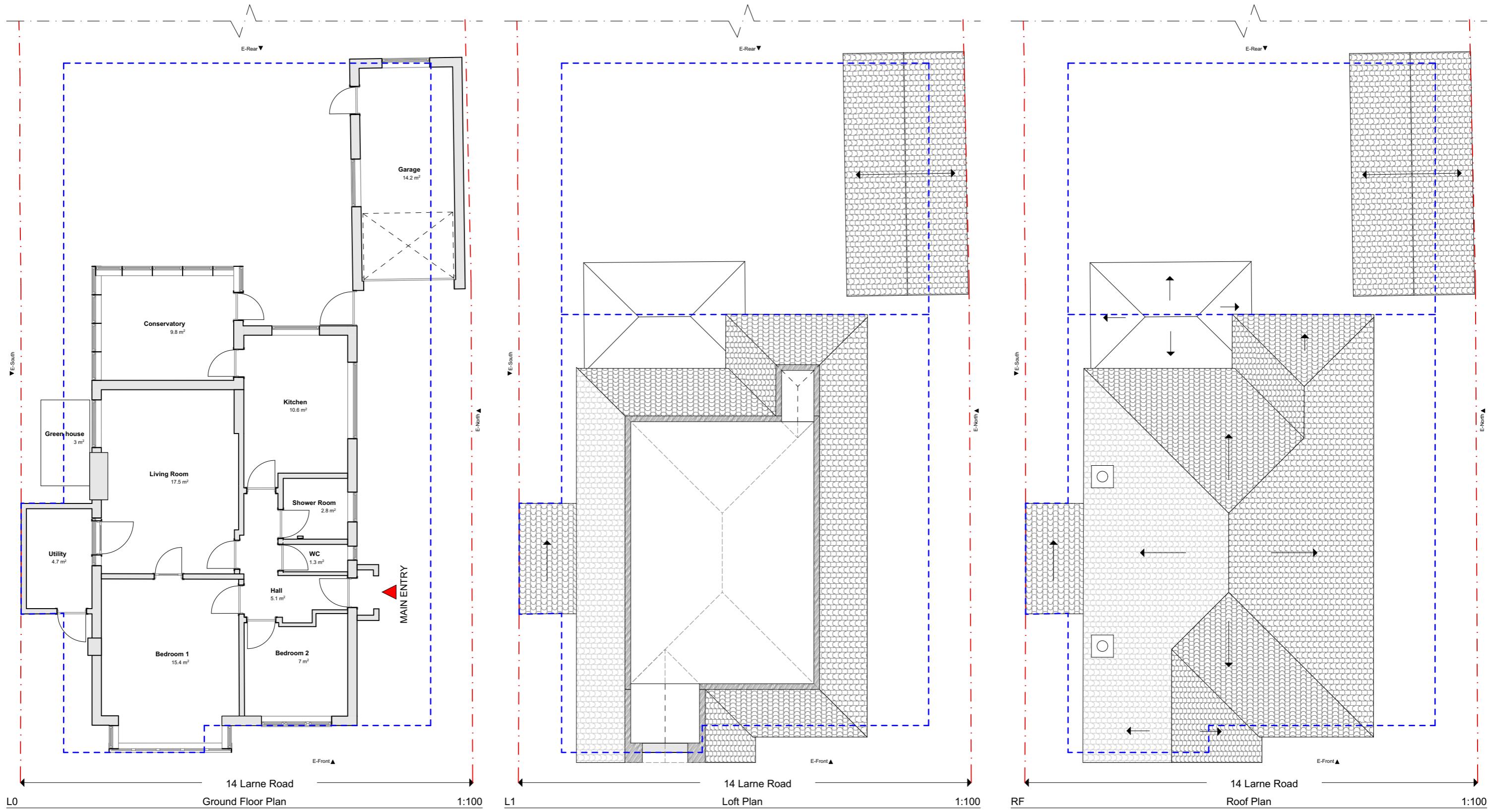
Addrss: 16 Larne Road

Proposal: Erection of single storey side and rear extensions (involving demolition of existing detached garage).

Planning Permission - Granted on 10/07/2008



EXISTING PLANS



KEY:

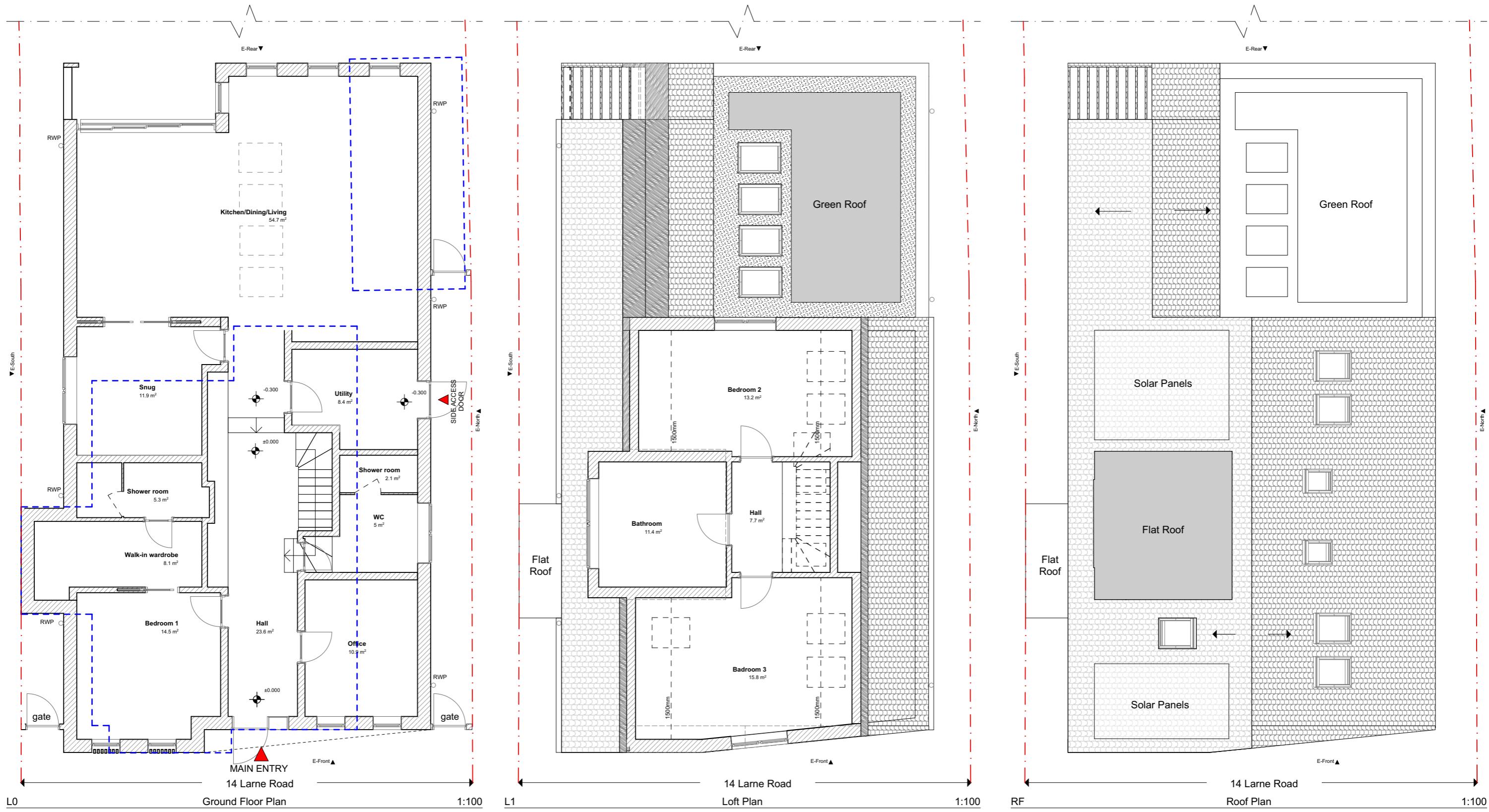
- - - Assumed boundary line - - - Proposed building outline

0m 1 2 5



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PROPOSED PLANS



KEY:

- Assumed boundary line - Existing building outline



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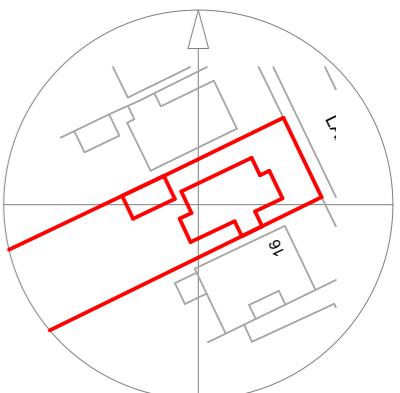
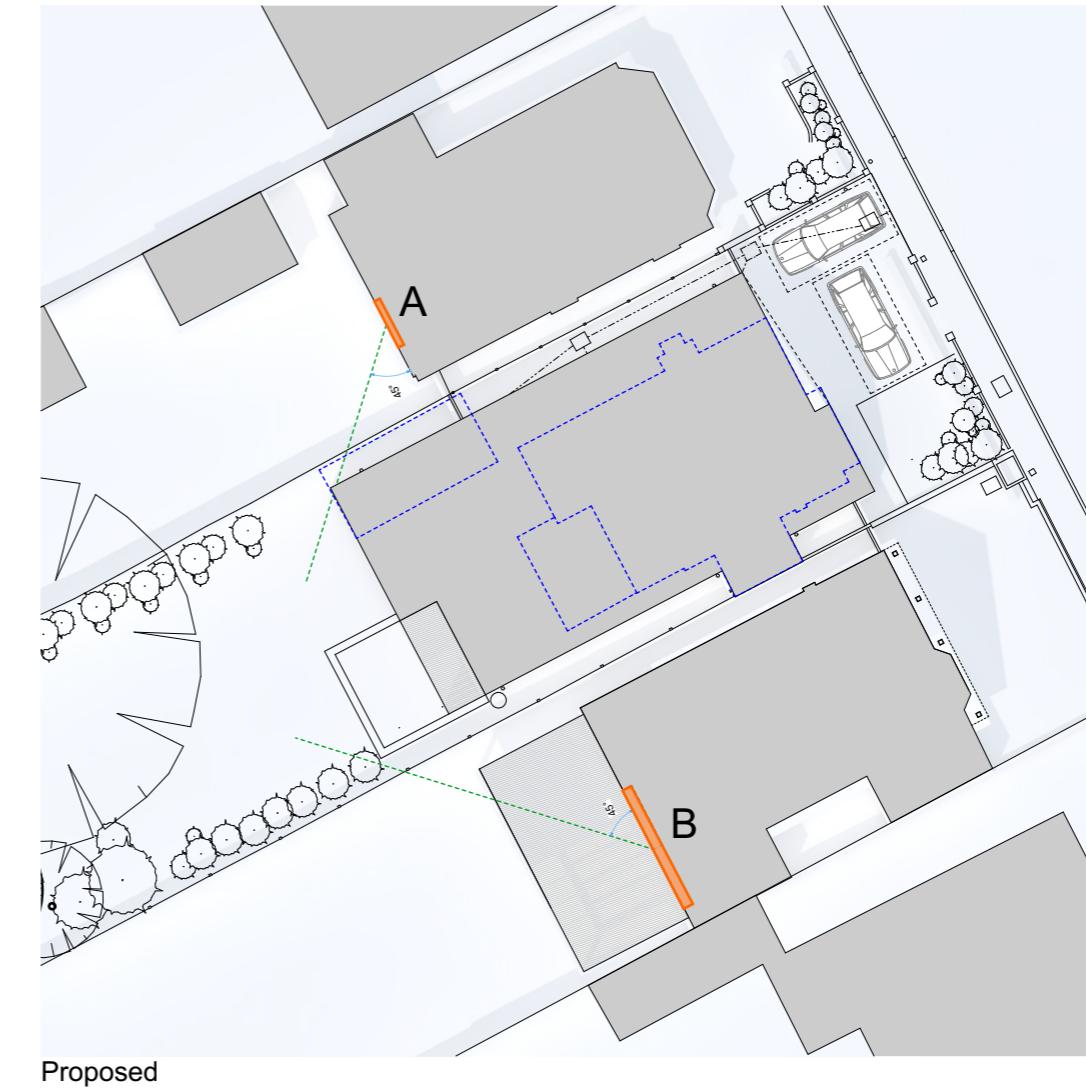
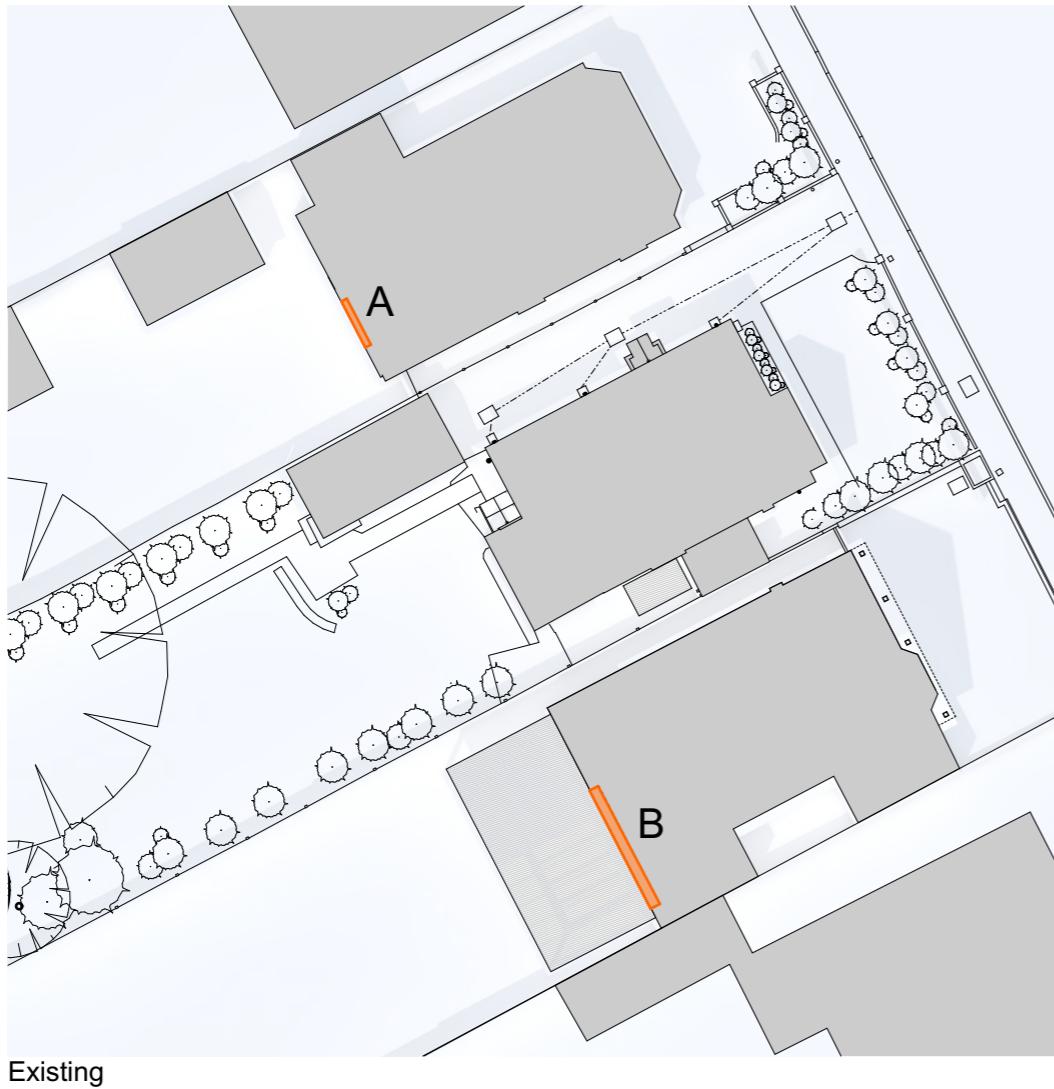


EXISTING AND PROPOSED ELEVATIONS



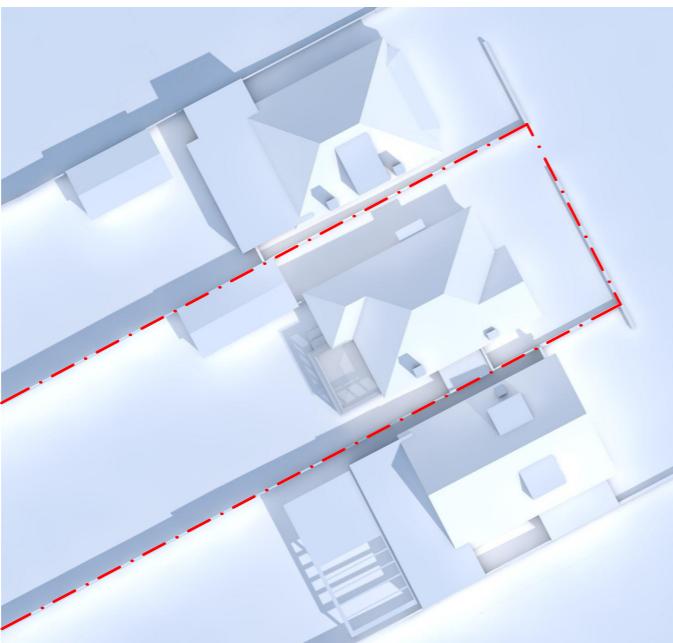
SUN PATH ANALYSIS

Sunlight & daylight analysis has been exercised to identify potential overshadowing issues onto Key windows of neighbouring properties.
Window A - Living area of no.12
Window B - Living area of no. 16

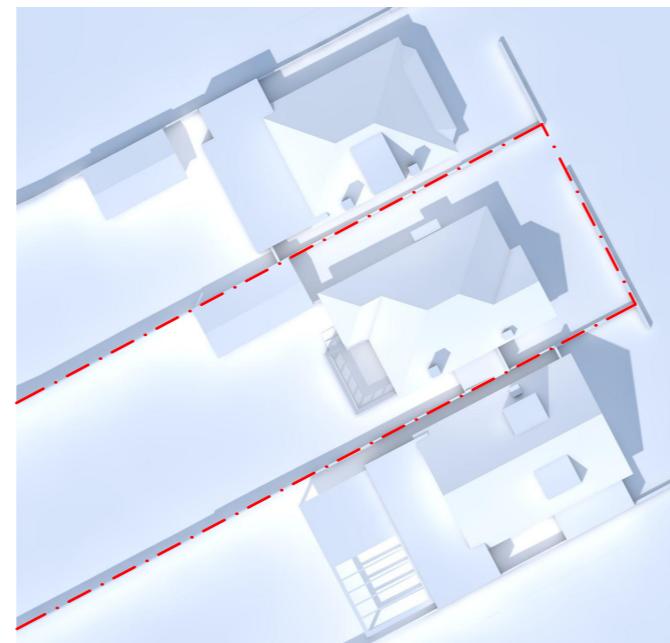


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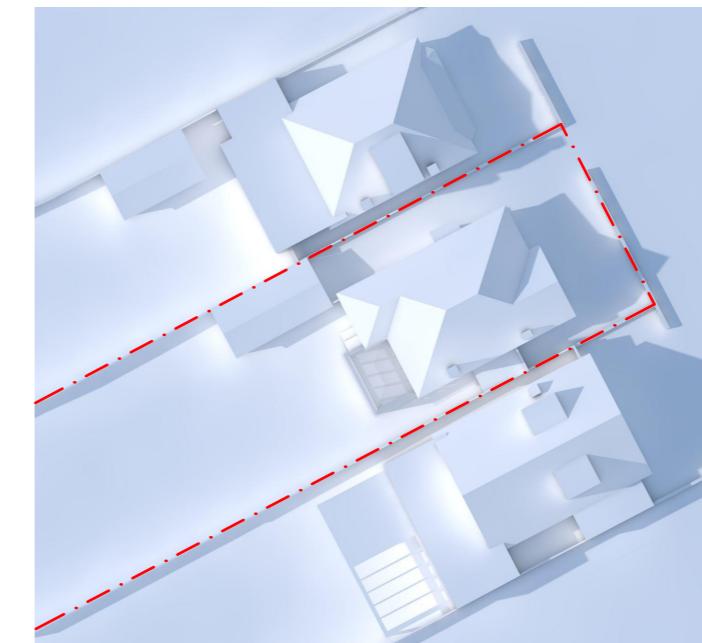
SUN PATH ANALYSIS



21st June @ 10.00
Existing



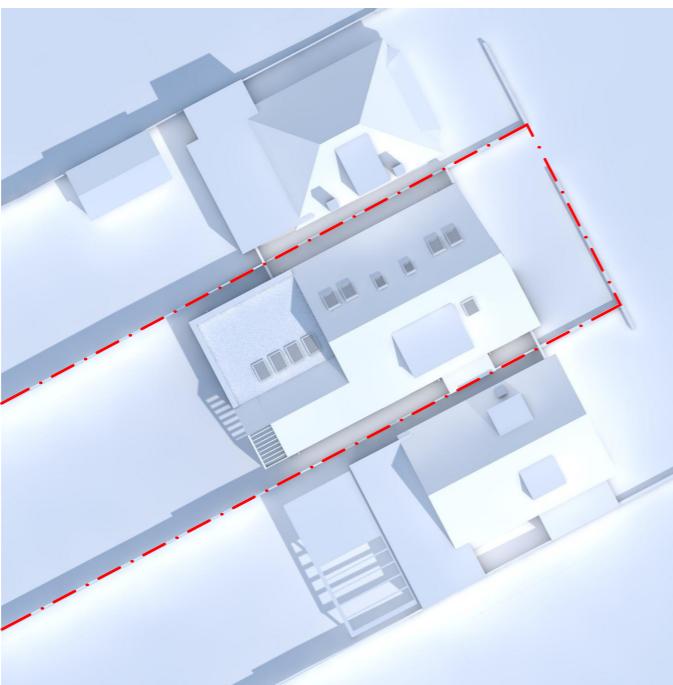
21st June @ 13.00
Existing



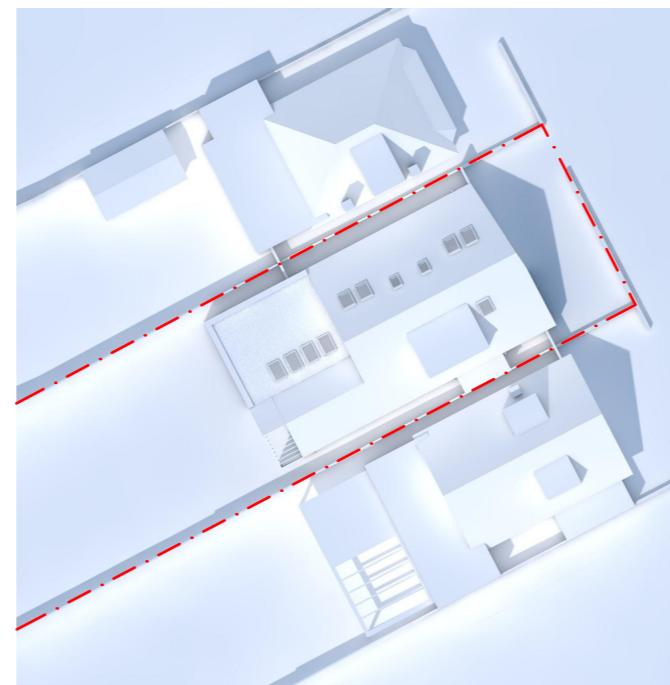
21st June @ 16.00
Existing

Date: 21st June
Sunrise: 04:44
Sunset: 21:23

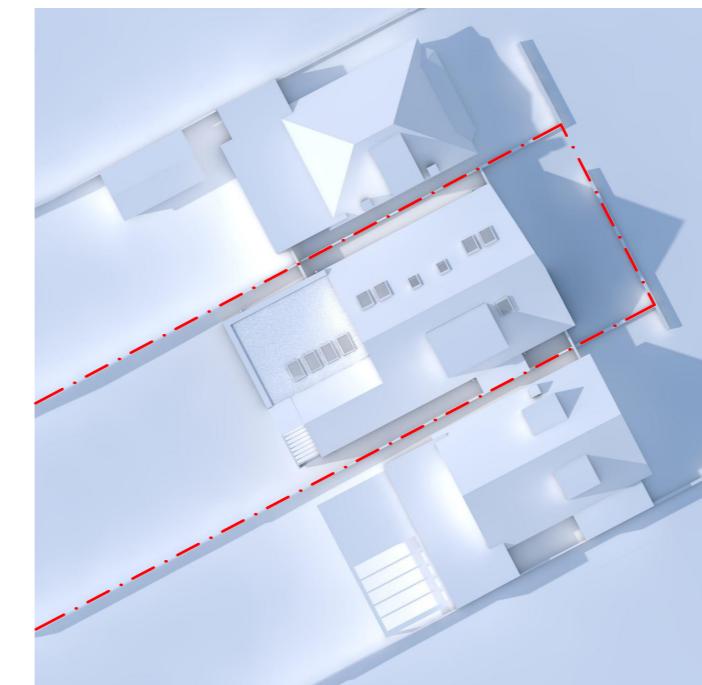
KEY:
- - - Assumed boundary line



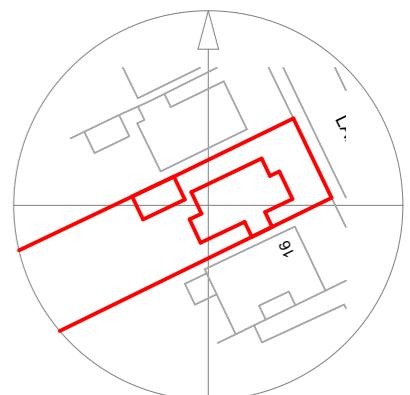
21st June @ 10.00
Proposed



21st June @ 13.00
Proposed

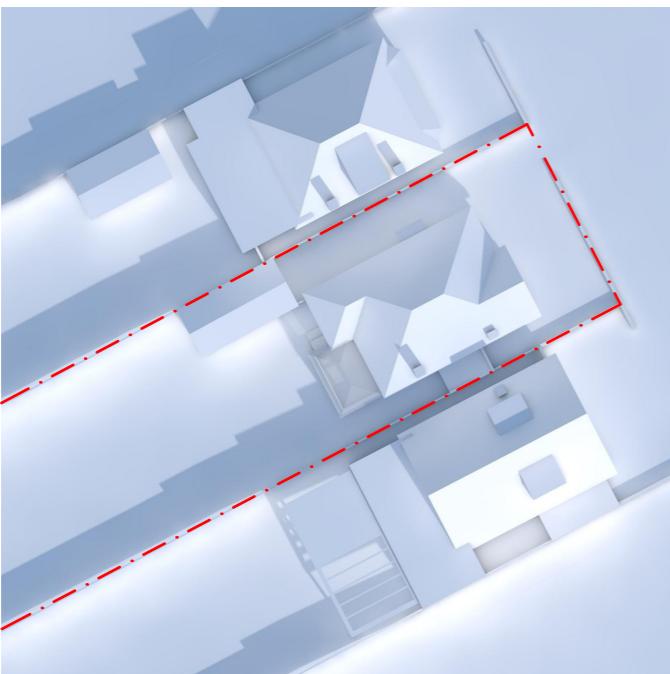


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Proposed

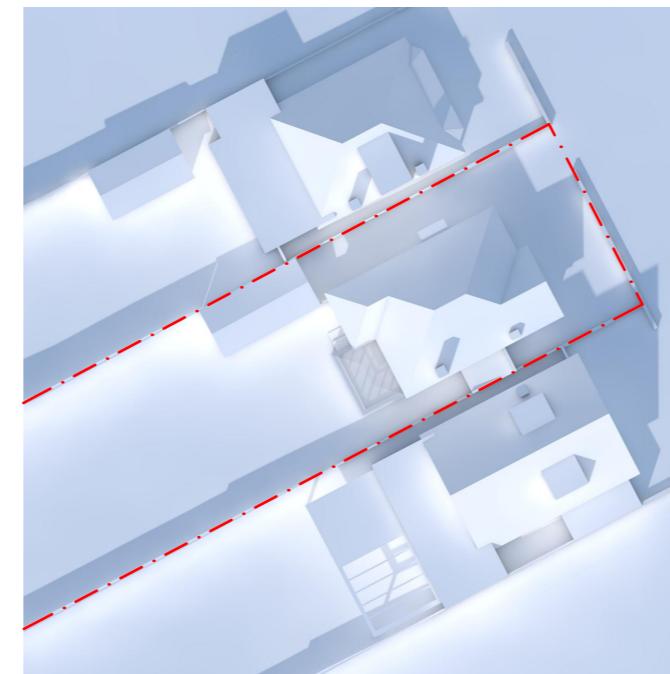


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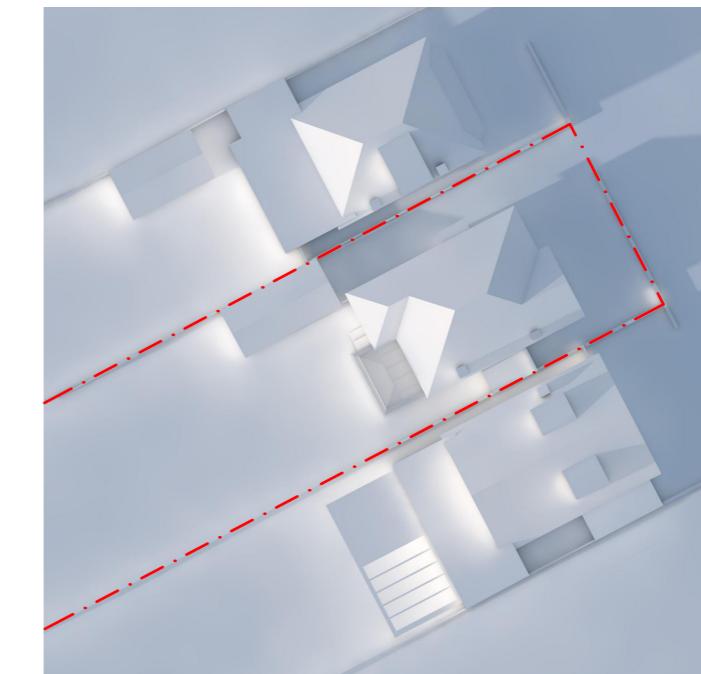
SUN PATH ANALYSIS



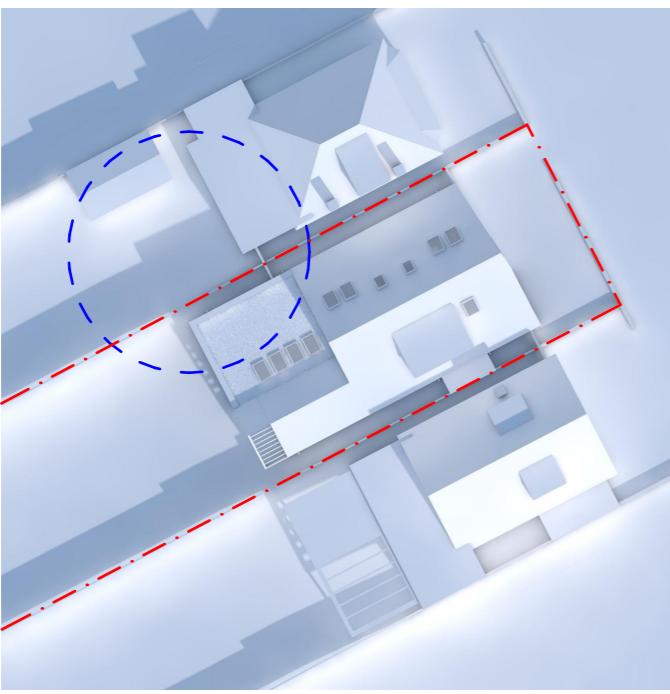
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Existing



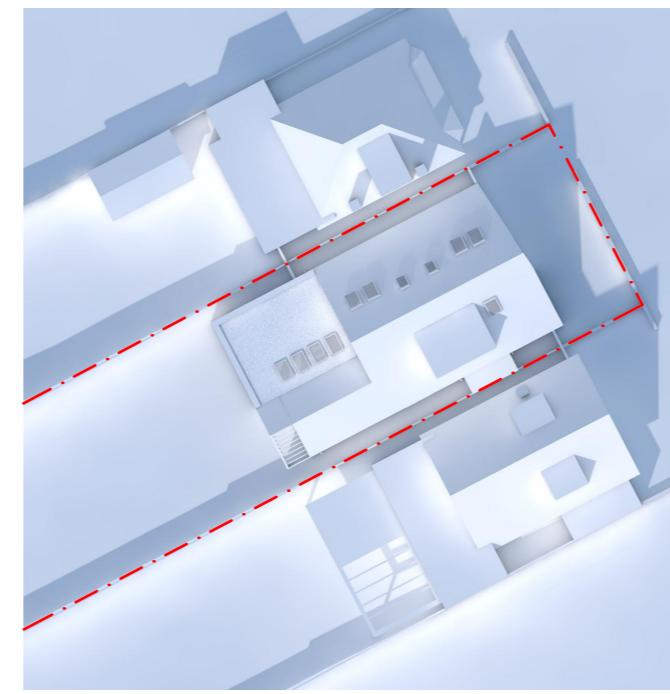
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Existing



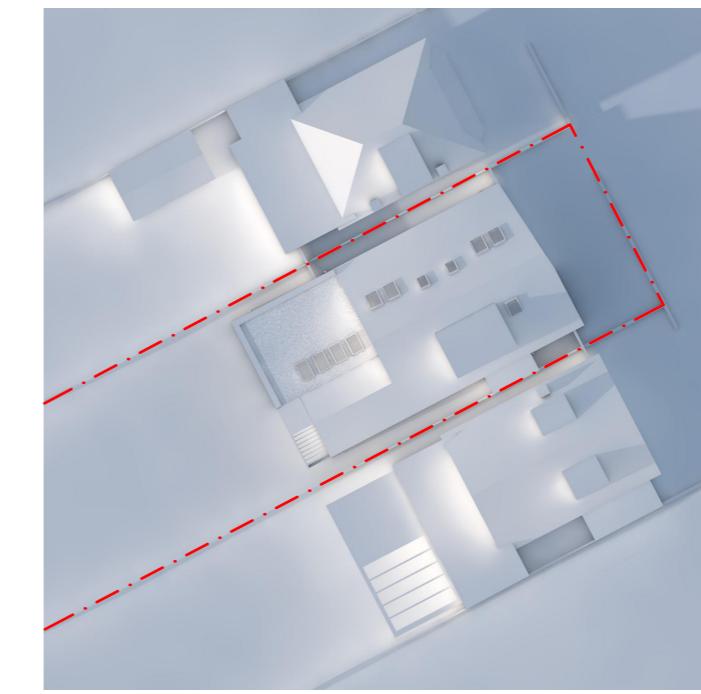
21st Sep @ 16.00
Existing



21st Sep @ 10.00
Proposed



21st Sep @ 13.00
Proposed



21st Sep @ 16.00
Proposed

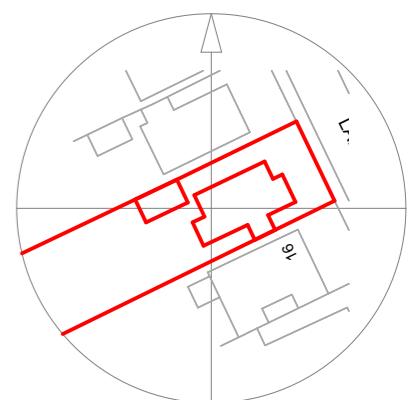
Date: 21st September

Sunrise: 06:46
Sunset: 19:02

KEY:

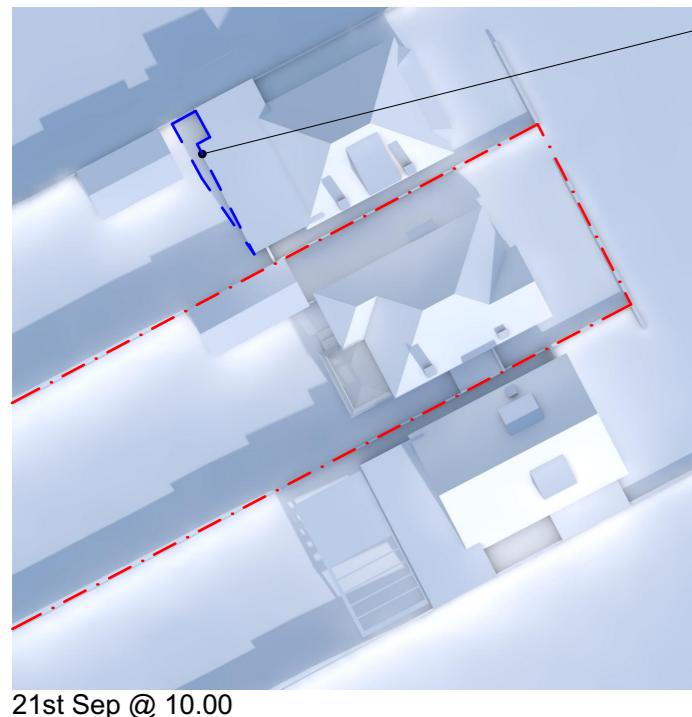
- Assumed boundary line

- Area of potential
overshadowing.
Refer to page 10
for further analysis.

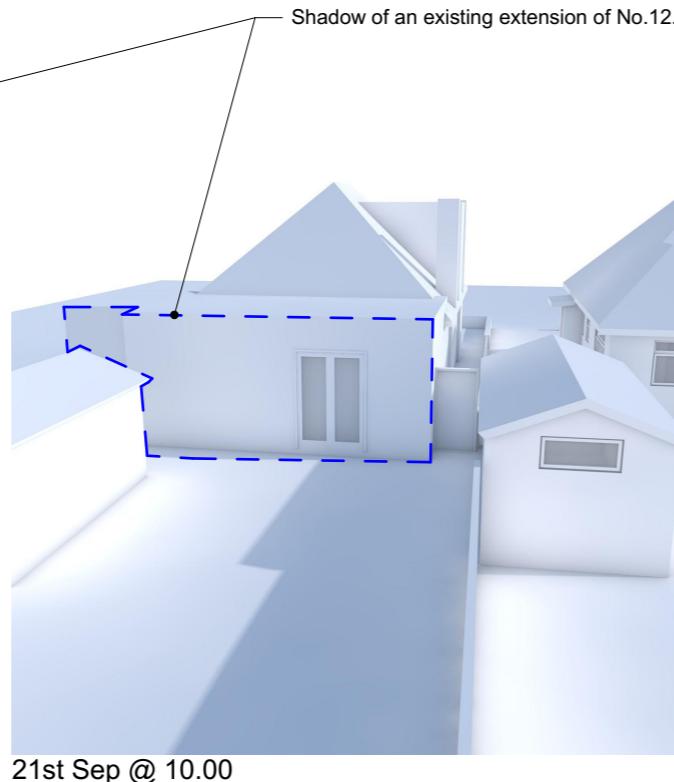


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SUN PATH ANALYSIS



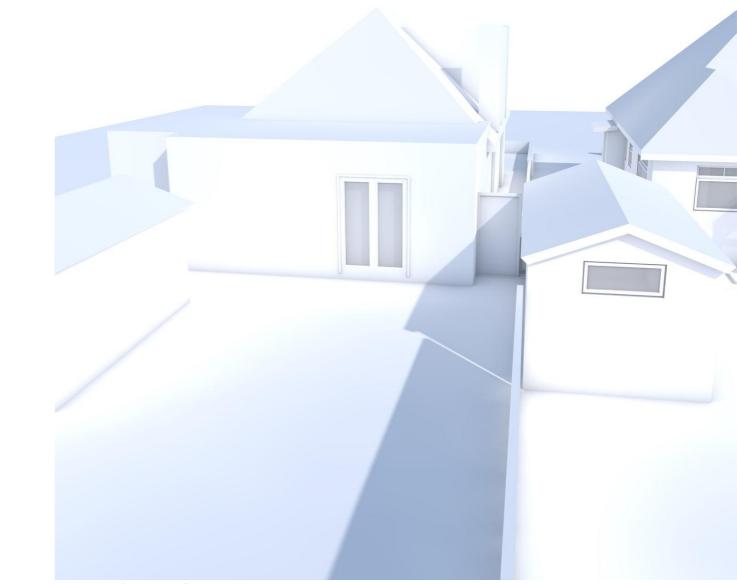
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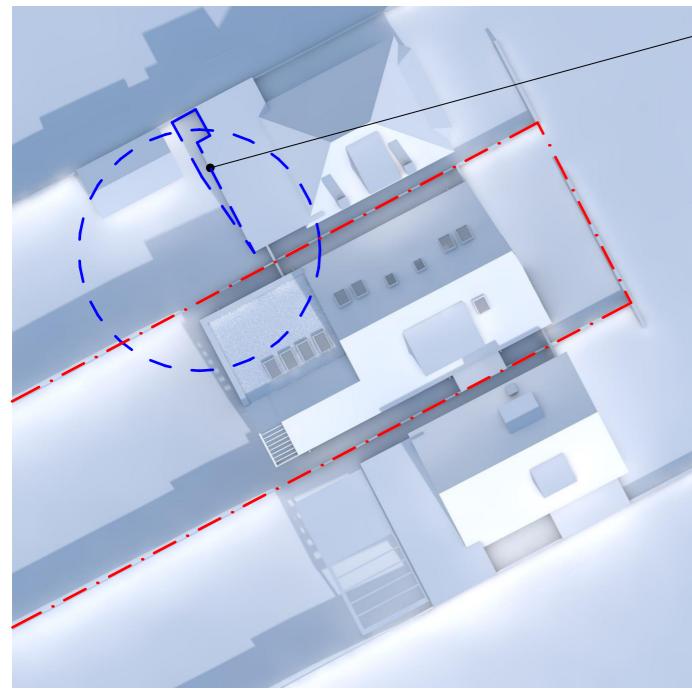
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Existing



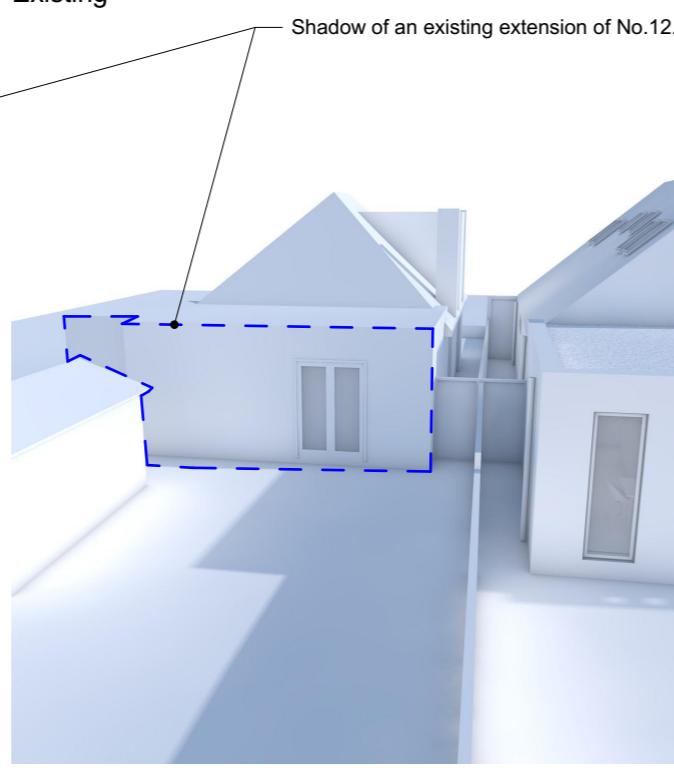
21st Sep @ 11.30
Existing



21st Sep @ 13.00
Existing



21st Sep @ 10.00
Proposed



21st Sep @ 10.00
Proposed



21st Sep @ 11.30
Proposed



21st Sep @ 13.00
Proposed



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