



PLEMON STUDIO Ltd.



DESIGN AND ACCESS STATEMENT

14 Larne Road
HA4 8DR; Hillingdon

PLANNING APPLICATION
FEB 2023 RevA

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 inefficient and requires major 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 and mitigate risk of flooding.
- Solar panels are being proposed on main roof slope (to be flush with roof plane).
- Rooflights are being proposed (not to extend more than 150mm beyond roof surface).
- Predominantly render finish is being proposed to front elevation with timber member to match existing building features. Black timber and render materials are being proposed on rear elevation.



14 Larne Road - back elevation

DESCRIPTION OF THE PROPOSAL

The design goal is to remain sympathetic and enhance the character and appearance of the surrounding buildings.

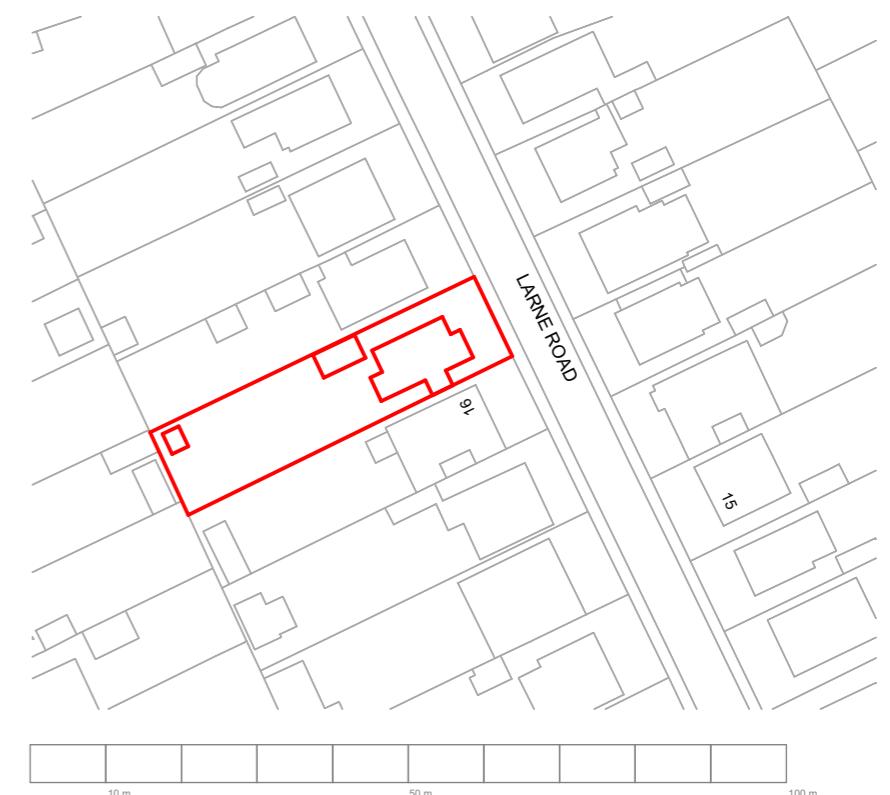
HISTORICAL STATEMENT

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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email:info@plemon.co.uk

USE

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

MATERIALS

Proposed facing materials are predominantly render which is typical to the local area. Timber proposed to rear elevation not visible from the street level.

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:

- Pervious pavement
- Rainwater butt
- Green Roof

ACCESSIBILITY

Proposed dwelling will comply with the M4(2) accessibility requirements as set out in Approved Document M of the current Building Regulations. Step free access will be provided to ground floor level.

PARKING

Proposed changes will not impact on existing parking provisions.

CHARGING POINTS

1 'active' and 1 'passive' charging points will be delivered through this scheme.

BICYCLE PROVISION

Two accessible and secure cycle spaces will be accommodated within the existing shed to the rear of the site.

REFUSE AND RECYCLING

External bin store provided behind side gate. Kerbside collection as per existing arrangement.

PLANNING POLICIES

The following have been taken under 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)

RELEVANT PLANNING HISTORY

10778/APP/2019/1403 (2019)

Address: 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)

Address: 20 Larne Road

Proposal: Single storey side/rear extension

Planning Permission - Granted on 23/06/2016

71850/APP/2016/1617 (2016)

Address: 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

18125/APP/2016/1346 (2016)

Address: 19 Larne Road

Proposal: Single storey rear extension and conversion of roofspace to habitable use to include 3 side rooflights

Planning Permission - Granted on 03/06/2016

54452/APP/2008/1507 (2008)

Address: 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

7853/APP/2005/69 (2005)

Address: 3 Larne Road

Proposal: Conversion of roofspace to habitable accommodation involving installation of side dormer windows and change of roof from hip to gable end. (Application for a Certificate of Lawfulness for a proposed use or development).

Permission - Lawful on 11/02/2005



No. 7 Larne Road



No. 16 Larne Road



No. 20 Larne Road



No. 3 Larne Road



SITE PLANNING HISTORY

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

Address: 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 raising 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.

Private amenity space:

- A sufficient amount of amenity space will be retained.

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.

57311/APP/2022/3104 (2022)

Address: 14 Larne Road

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

Planning Permission - Refused on 23/01/2023

The following Schedule of Reasons have been included within the decision notice:

1. The proposed development, by virtue of its external timber cladding finish, uncharacteristic front angled wall, various roof profiles and solar panels, would fail to harmonise with the character and architectural composition of the surrounding properties, appearing as a visually obtrusive and incongruous form of development which would be detrimental to the visual amenity of the street scene and harmful to the character and appearance of the surrounding area. The proposal therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D4 of the London Plan (2021) and the National Planning Policy Framework (2021).

2. The proposed development, by reason of the relationship between the proposed side dormer and the existing side dormer at number 16 (both of which serving bedrooms), would result in a loss of outlook, sense of enclosure, overbearing impact, loss of privacy (both real and perceived) and overlooking issues for the neighbouring occupiers at number 16 Larne Road. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policy DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2021).

3. The proposed development, by virtue of the position of the proposed side dormer window serving a bedroom, would result in poor levels of outlook, overlooking and lack of privacy (both real and perceived) for the future occupiers residing in this habitable room. The proposal would therefore result in a substandard form of residential accommodation to the detriment of future occupants, contrary to Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D6 of the London Plan (2021) and the National Planning Policy Framework (2021).

In addition to the 'Schedule of Reasons' - Officer's Report analysed and commented on other elements of the proposal, most of which have been found acceptable.

This Design and Access Statement responds to reasons given for refusal (see next pages) and summarises other comments from the Officer's Report.

General summary (with responses underlined):

- Alignment of the front facade in relation to No. 16 and No.12 has been found acceptable.

- Alignment of the rear facade in relation to No.16 and No. 12 has been found acceptable.

- Accessibility - Proposed dwelling to comply with the M4(2) accessibility requirements as set out in Approved Document M of the current Building Regulations. Step free access will be provided to ground floor level.

- Access, parking and highway safety - 2 parking spaces have been found acceptable. Request for 1'active' and 1'passive' charging points. These are now included within the proposal. In general proposal has been found acceptable.

- Bicycle provision - Two bike spaces requested on site. This will remain as existing - safe bicycle storage for 2 bicycles is located at the rear of the site.

- Refuse & Recycling - A bin storage is being proposed behind a closed gate at the front. Kerbside collection as existing. In general proposal has been found acceptable.

- Internal amenity space provision - Overall amenity space has been found acceptable.

- External amenity space provision - This has been found acceptable.

- Trees and landscaping - No trees will be harmed by this proposal. Landscape of the remaining garden will remain as existing.

- Impact on protected species - Impact on protected species is unlikely.

- Flood Risk and Drainage - Elements of Sustainable Urban Drainage System are being included within the proposal.

- Sustainability - This residential development will achieve 10% beyond Building Regulations 2013.

- This proposal will achieve water efficiency standard as set in approved document G of the Building Regulations.



CURRENT SUBMISSION (Planning Portal Ref.: PP-11896278)

Address: 14 Larne Road

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

This application is a resubmission of the planning application

Ref.: 57311/APP/2022/3104

Following Planning Officers comments we have amended elements of the design that have been flagged.

1. FRONT ELEVATION:

"1. The proposed development, by virtue of its external timber cladding finish, uncharacteristic front angled wall, various roof profiles and solar panels, would fail to harmonise with the character and architectural composition of the surrounding properties, appearing as a visually obtrusive and incongruous form of development which would be detrimental to the visual amenity of the street scene and harmful to the character and appearance of the surrounding area. The proposal therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D4 of the London Plan (2021) and the National Planning Policy Framework (2021)."

Front elevation design has been amended following planning officer's comments. Timber cladding has been removed and the angled wall has been straightened. Front elevation has been simplified with characteristic eaves to match existing street scene. Solar Panels have been removed from the front roof plane and skylights proposed to one side only.

There is no changes to the rear elevation as this has been referred to as acceptable.

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 rev2
- 102_2207_Existing Site Block Plan 200
- 202_2207_Proposed Site Block Plan 200 rev2
- 301_2207_Photographic Evidence rev2
- 110_2207_Existing Plans rev2
- 210_2207_Proposed Plans rev2
- 111_2207_Existing Elevation
- 112_2207_Existing & Proposed Street Elevation rev2
- 113_2207_Existing & Proposed Rear Elevation rev2
- 211_2207_Proposed Elevation 1/2 rev2
- 212_2207_Proposed Elevation 2/2 rev2
- DAS_2207_Design and Access Statement RevA



2. PROPOSED DORMER - overlooking and loss of privacy for No.16.

&

3. PROPOSED DORMER - overlooking and loss of privacy for No.14.

"2. The proposed development, by reason of the relationship between the proposed side dormer and the existing side dormer at number 16 (both of which serving bedrooms), would result in a loss of loss of outlook, sense of enclosure, overbearing impact, loss of privacy (both real and perceived) and overlooking issues for the neighbouring occupiers at number 16 Larne Road. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policy DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2021).

3. The proposed development, by virtue of the position of the proposed side dormer window serving a bedroom, would result in poor levels of outlook, overlooking and lack of privacy (both real and perceived) for the future occupiers residing in this habitable room. The proposal would therefore result in a substandard form of residential accommodation to the detriment of future occupants, contrary to Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D6 of the London Plan (2021) and the National Planning Policy Framework (2021)."

Proposed Loft layout submitted initially (and resubmitted now) has been interpreted incorrectly. A room referred to by Planning Officer as 'bedroom' was (and is) in fact a 'BATHROOM'.

See Image 2 & 3 for reference.

References to No.16's existing dormer as 'Bedroom' are also incorrect. It is in fact a 'SHOWER ROOM' with adjacent 'STAIRCASE'.

See Image 1 for reference.

There is no direct overlooking issue between 'habitable rooms'.

However, taking into account officers comments, size of a high level dormer window has been reduced. The window is proposed to be located at 1700mm(h) from FFL with obscured glazing.

To maintain lighting levels, a skylight has been introduced within dormer roof.

Key:

- Bathroom/ Shower Room
- Bedroom
- Staircase/circulation

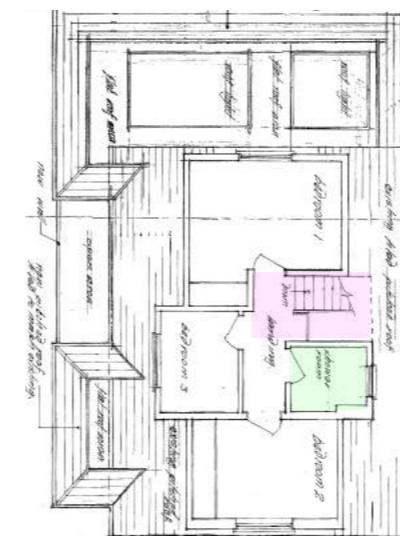


Image 1 - No.16 Existing Loft Plan

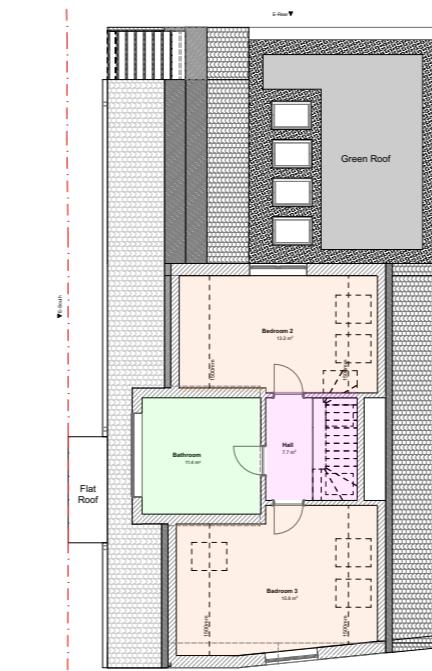


Image 2 - Loft Plan submitted as part of 57311/APP/2022/3104 (2022)

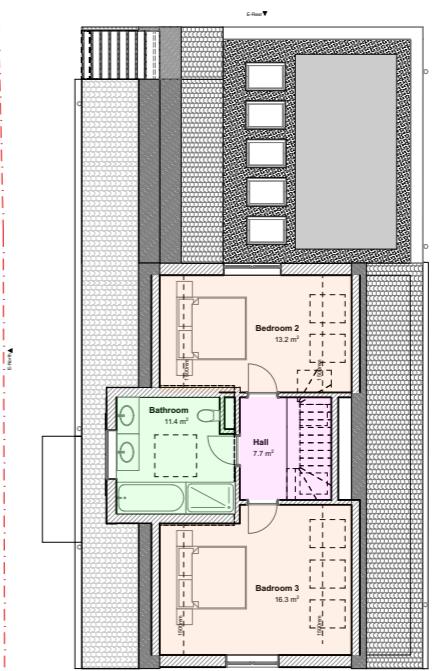


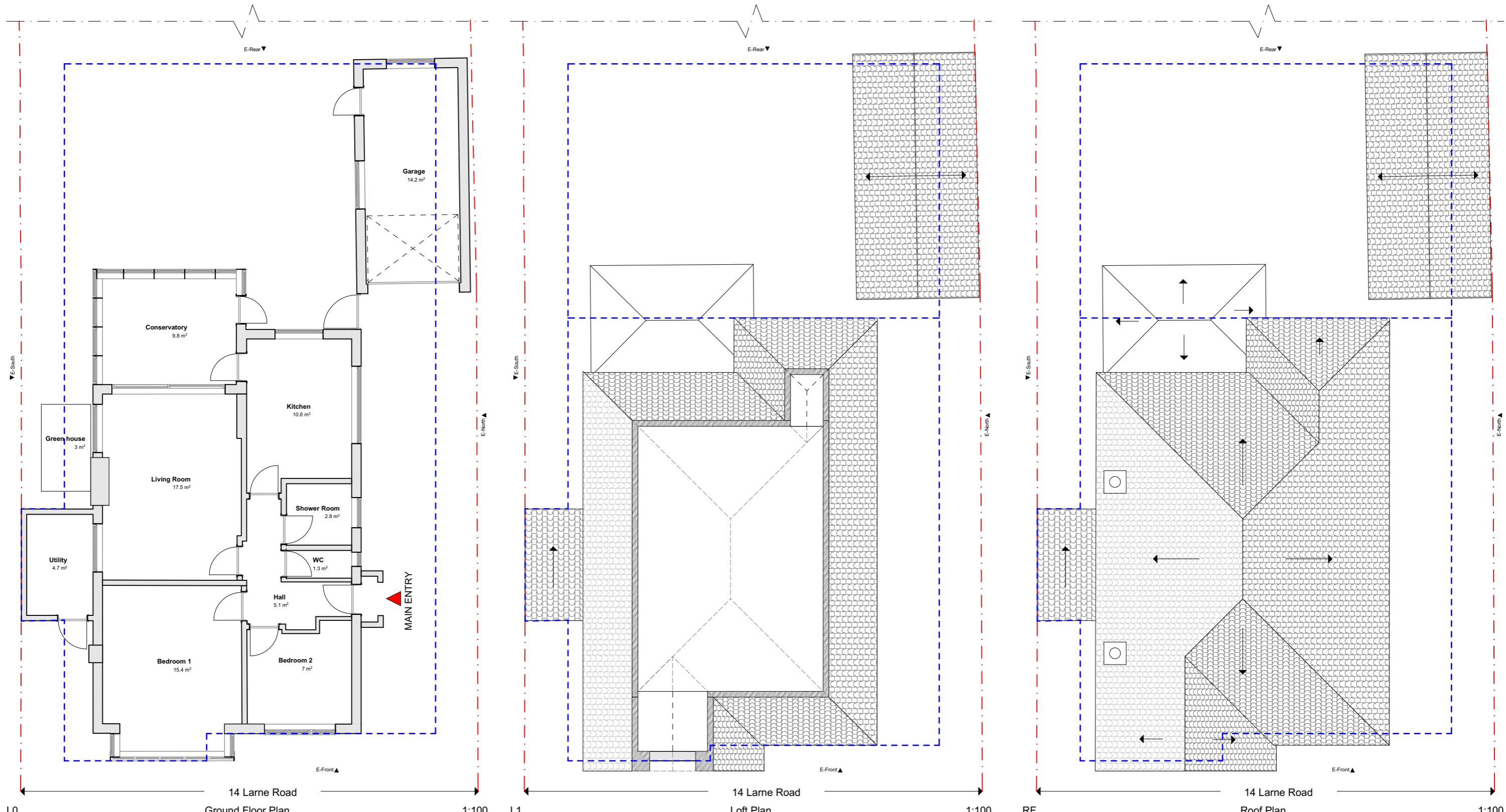
Image 3 - Loft Plan -PROPOSED (2023)



Image 4 - Front Elevation - Proposed



EXISTING PLANS



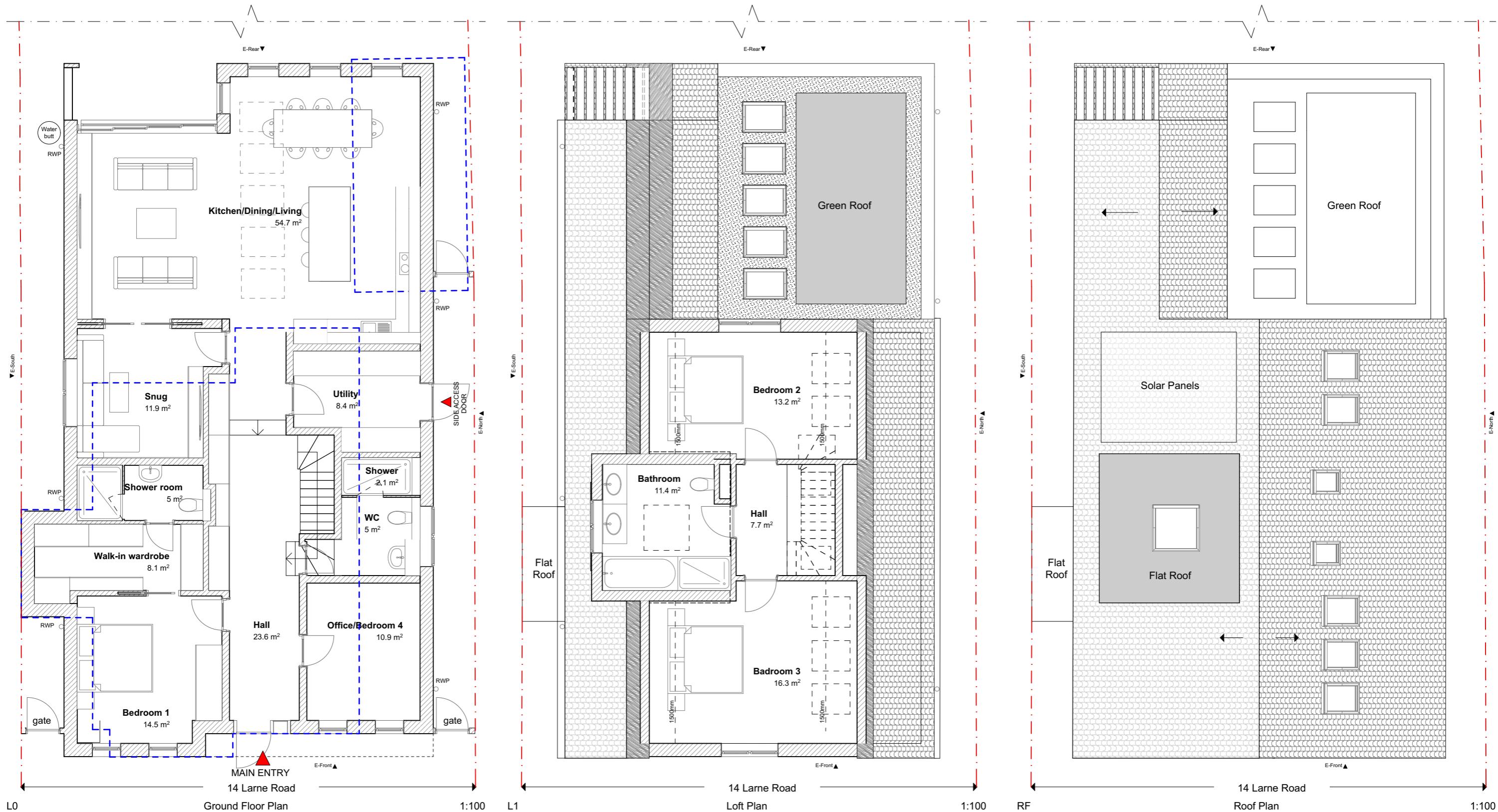
KEY:

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

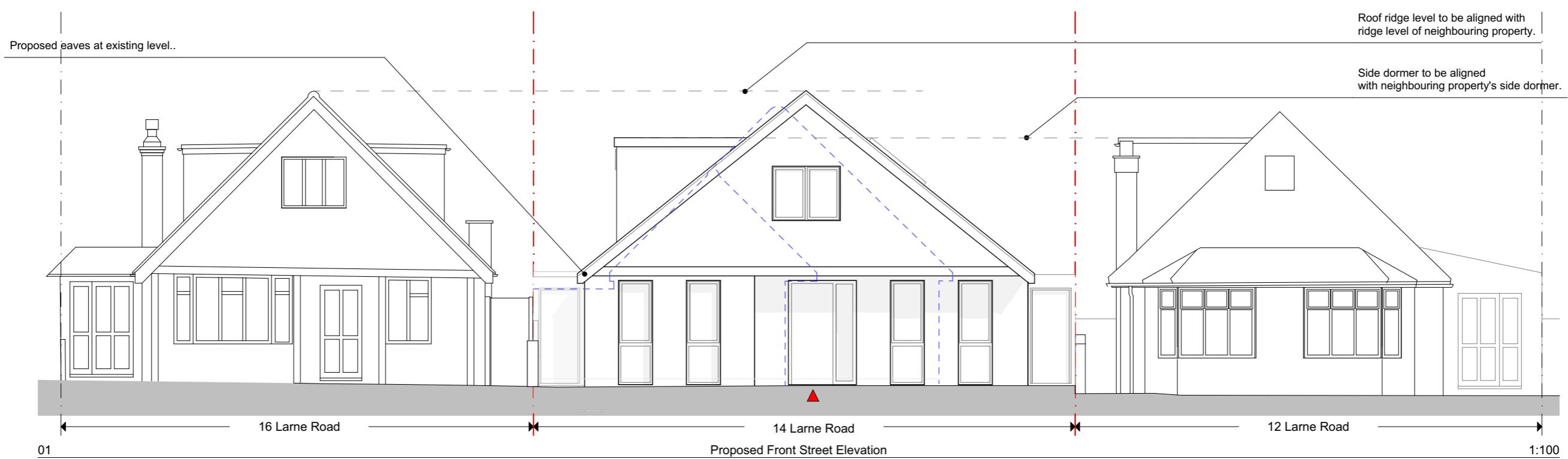


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PROPOSED PLANS



EXISTING AND PROPOSED STREET ELEVATIONS



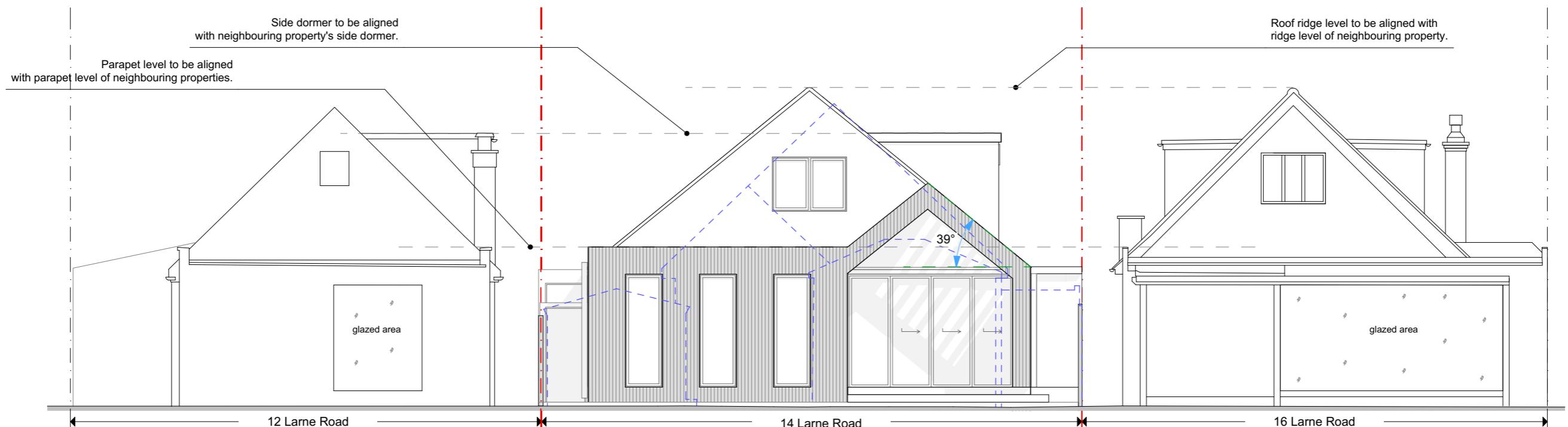
KEY:
 - Assumed boundary line - Existing building outline



EXISTING AND PROPOSED REAR ELEVATIONS

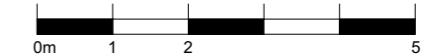


01 Existing Rear Elevation 1:100



01 Proposed Rear Elevation 1:100

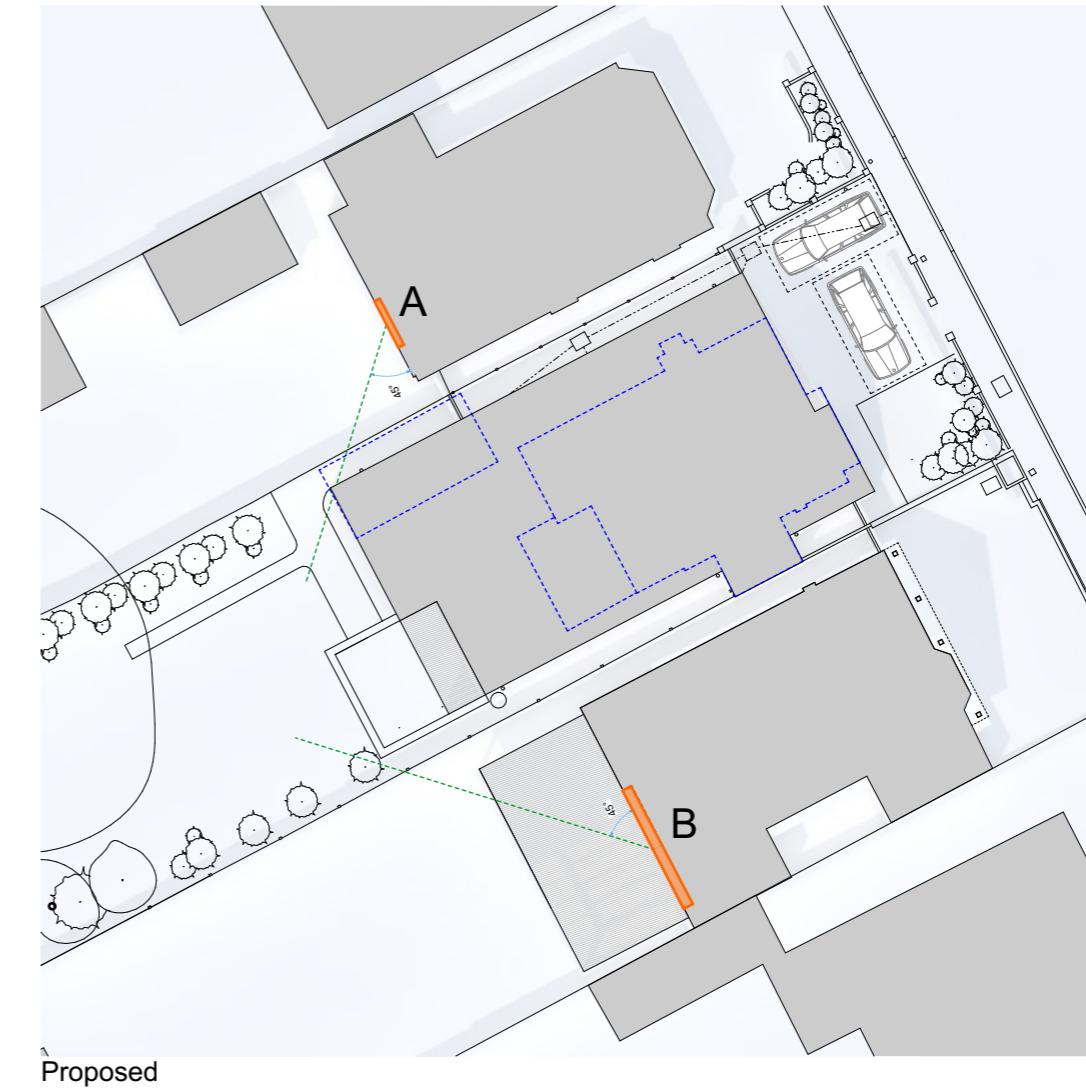
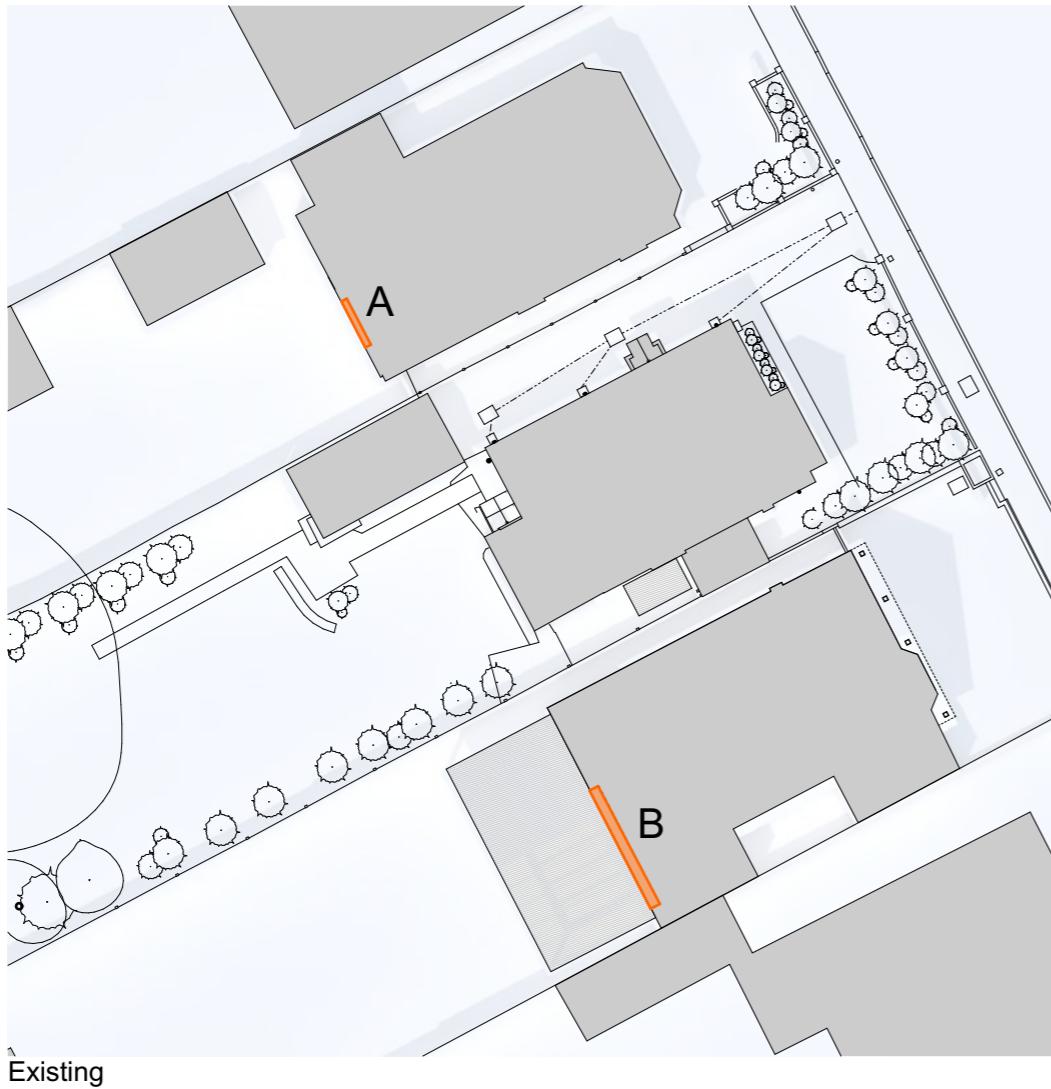
KEY:
- - - - - - Assumed boundary line - - - - Existing building outline



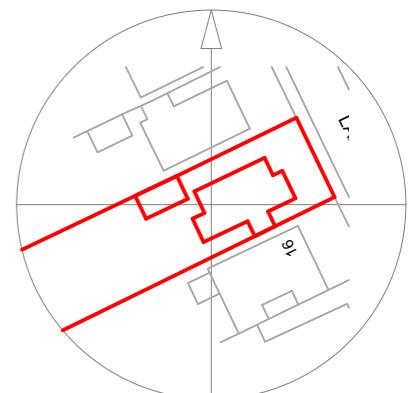
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SUN PATH ANALYSIS

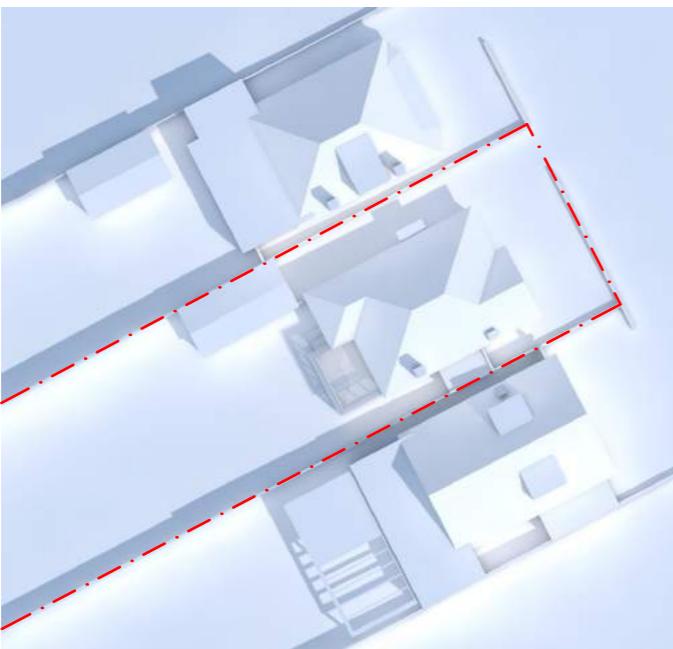
Sunlight & daylight analysis has been exercised to identify potential overshadowing issues onto Key windows of neighbouring properties.
Window A - Living area of no.12
Window B - Living area of no. 16



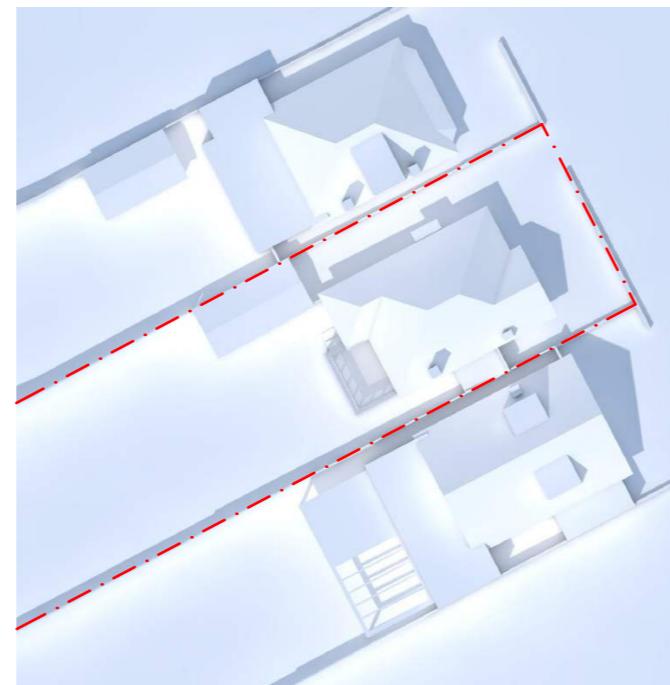
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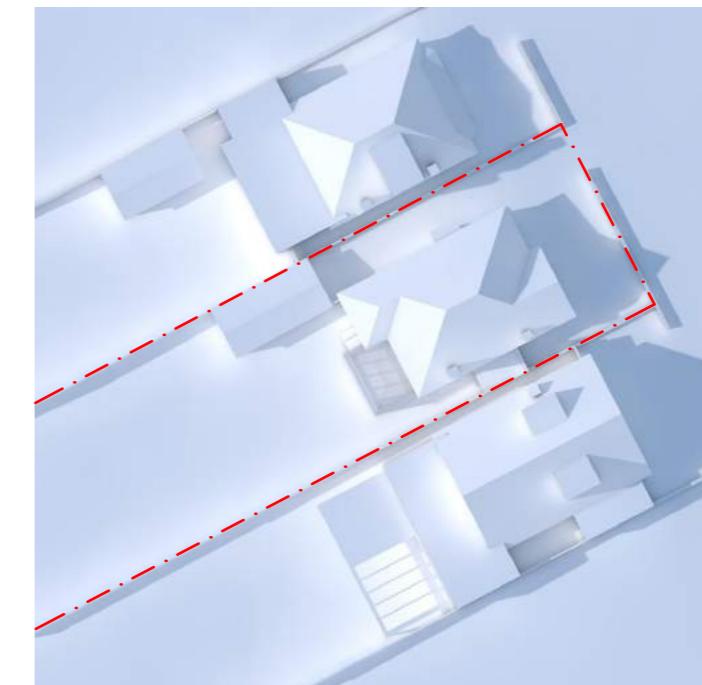
SUN PATH ANALYSIS



21st June @ 10.00
Existing



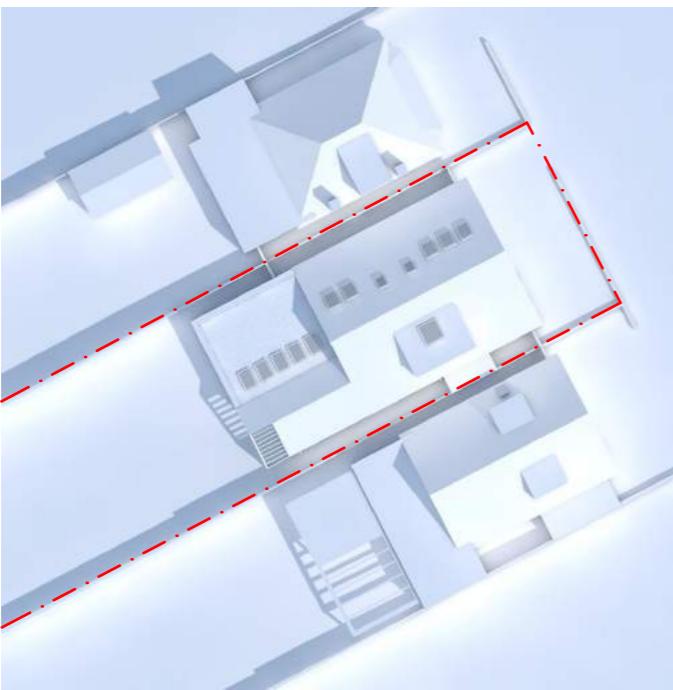
21st June @ 13.00
Existing



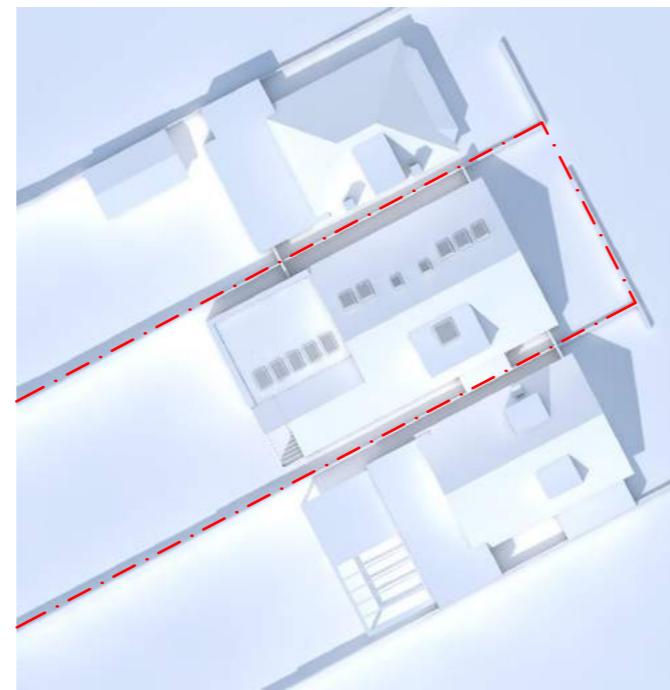
21st June @ 16.00
Existing

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

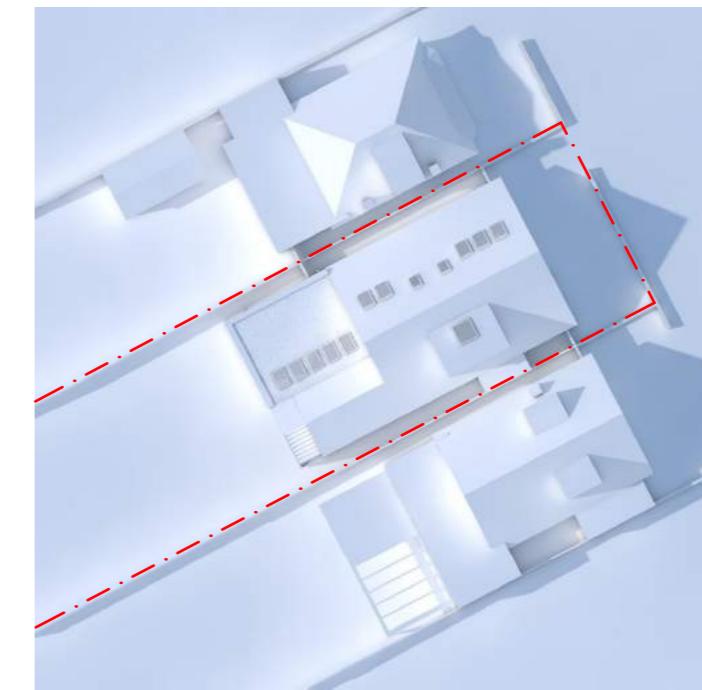
KEY:
- - - Assumed boundary line



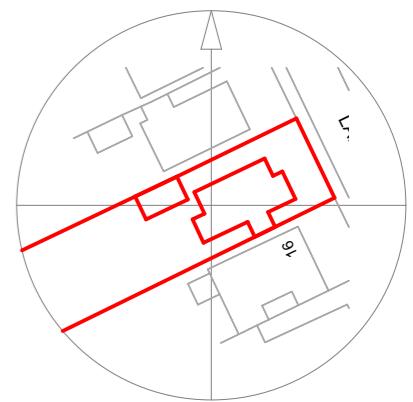
21st June @ 10.00
Proposed



21st June @ 13.00
Proposed

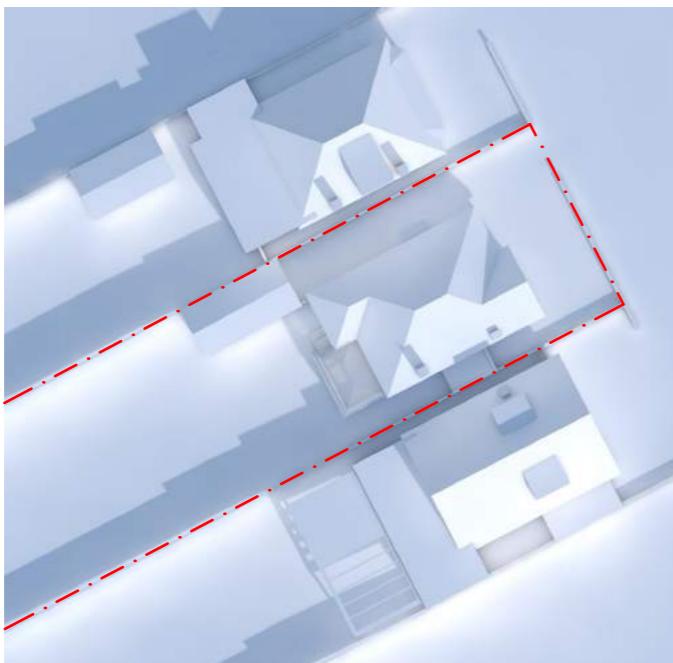


21st June @ 16.00
Proposed

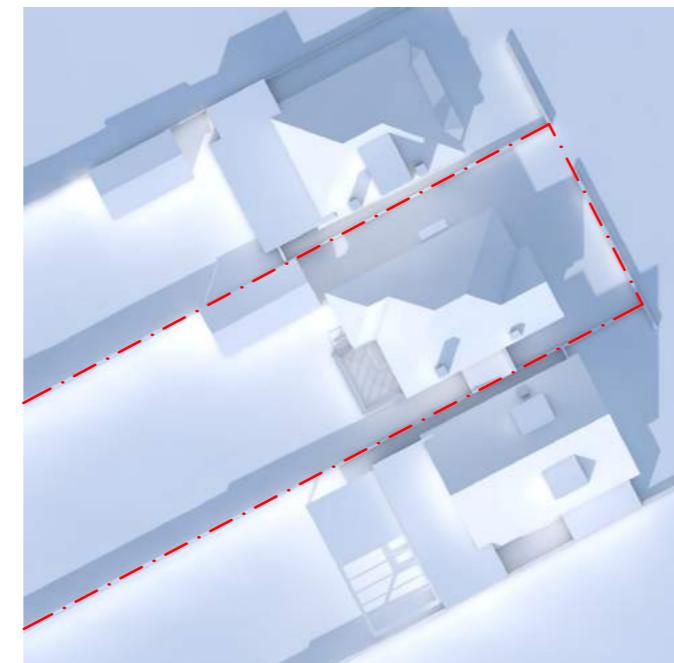


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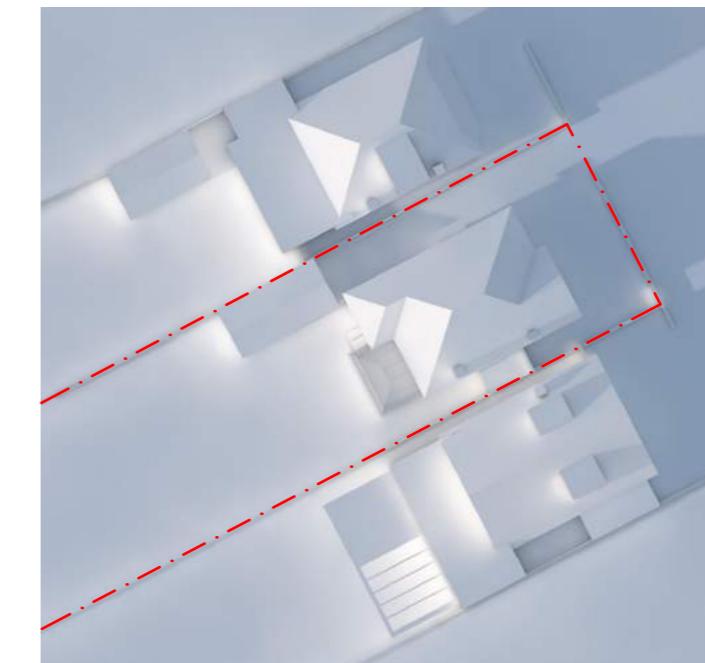
SUN PATH ANALYSIS



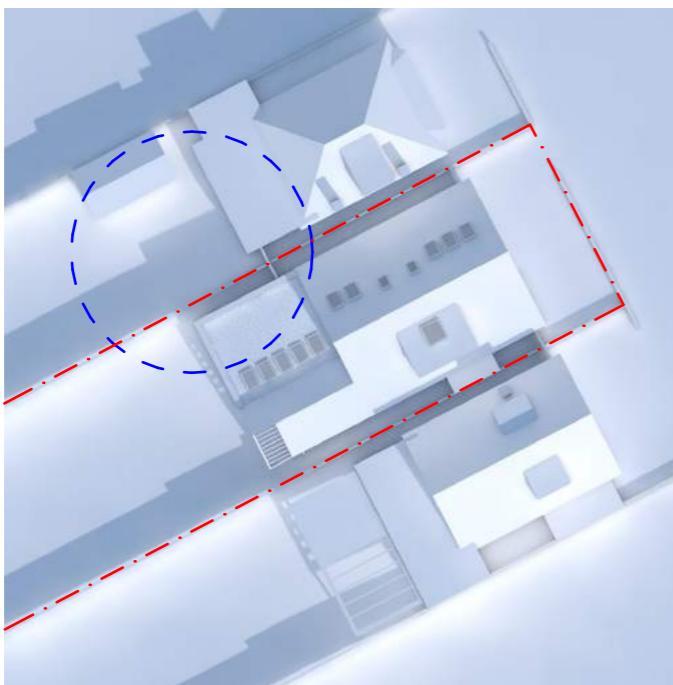
21st Sep @ 10.00
Existing



21st Sep @ 13.00
Existing



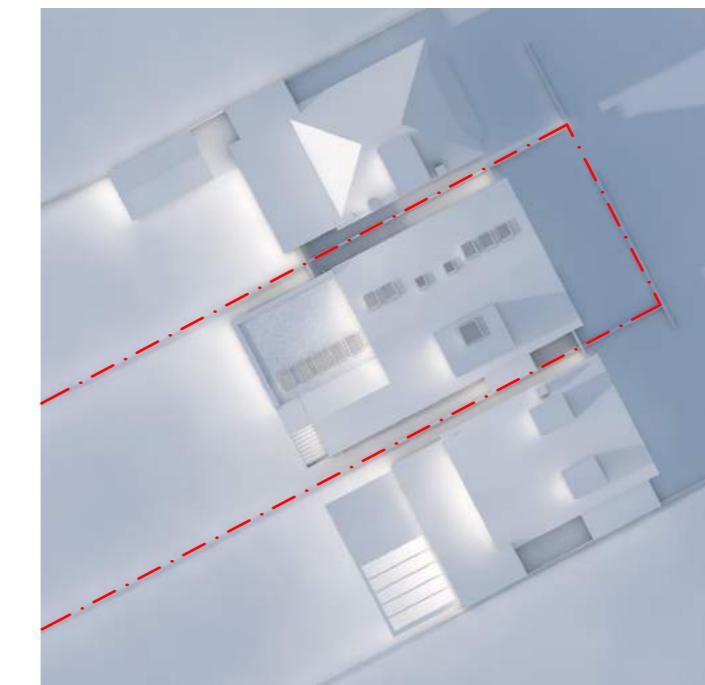
21st Sep @ 16.00
Existing



21st Sep @ 10.00
Proposed



21st Sep @ 13.00
Proposed



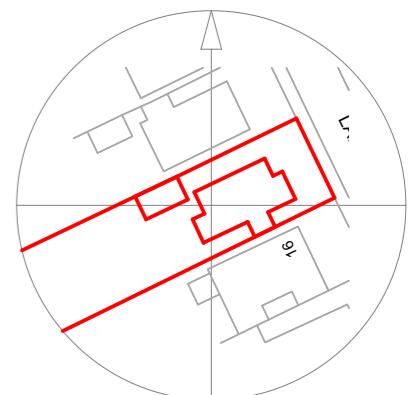
21st Sep @ 16.00
Proposed

Date: 21st September

Sunrise: 06:46
Sunset: 19:02

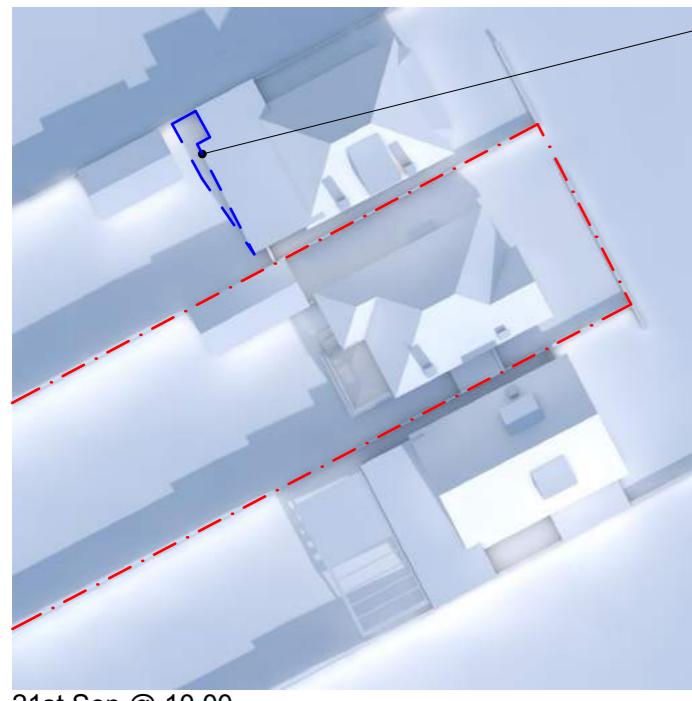
KEY:

- Assumed boundary line
- Area of potential overshadowing.
Refer to page 14 for further analysis.

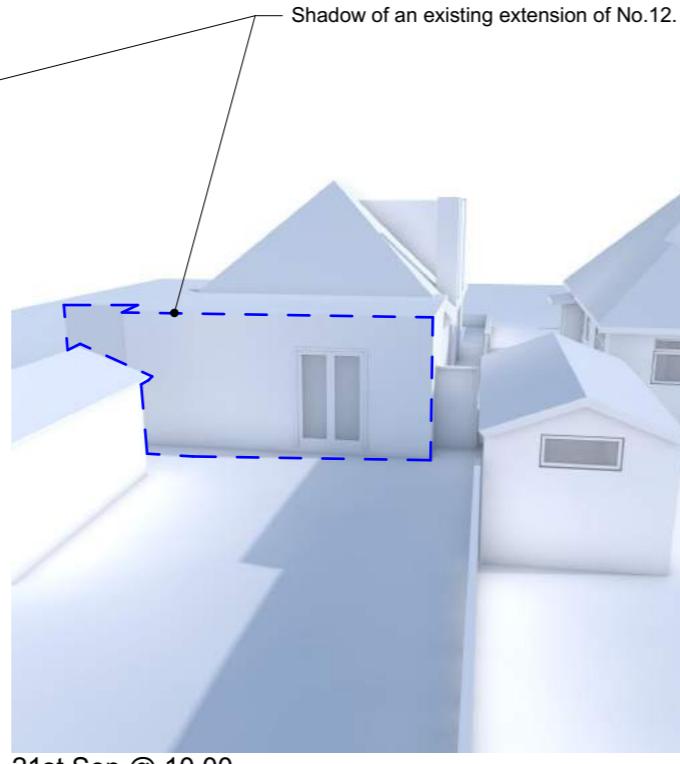


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SUN PATH ANALYSIS



21st Sep @ 10.00
Existing



21st Sep @ 10.00
Existing



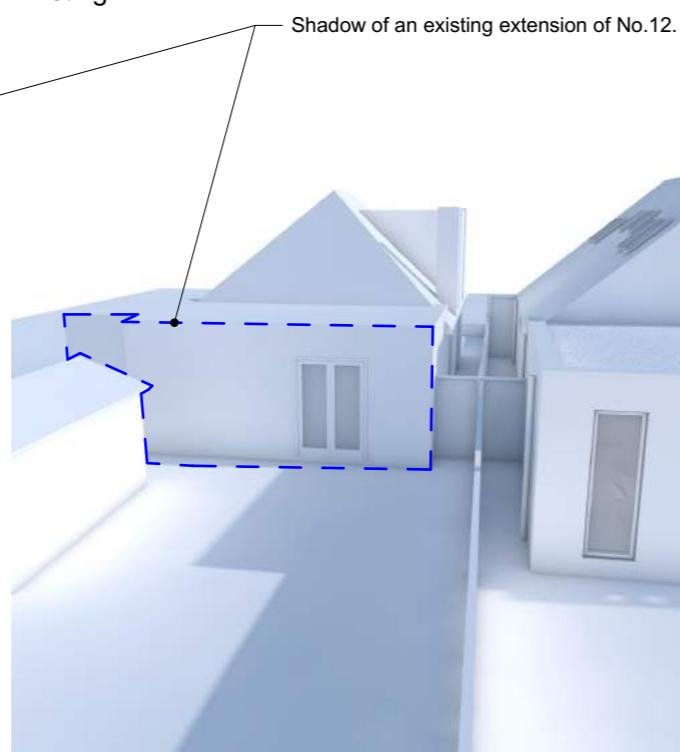
21st Sep @ 11.30
Existing



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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