

NMB PLANNING

Head of Planning
London Borough of Hillingdon
3N Civic Centre
High Street
Uxbridge
UB8 1UW

6th November 2020

Dear Sirs,

RE: 53 Long Drive, Ruislip, HA4 0HN

Conversion of loft space within existing building to provide 1 Nos. one bed flat including 2 front facing roof lights, 3 roof lights to side elevations and a rear facing balcony and 1 rear facing roof light, with associated amended front parking layout.

On behalf of my clients, Castle Homes (Ruislip) Ltd, I submit this planning application seeking the conversion of existing loft space within the existing building for a one bed flat with associated roof lights and rear terrace. An amendment to the front car parking area is proposed to accommodate one additional parking space to serve the new dwelling.

Historically permission was granted for the redevelopment of the site for 6 nos. two bed flats over two floors and semi basement – LPA ref 584/APP/2016/2331 dated 11/11/2006. Subsequently a Section 73 permission was granted for minor material amendments to the principle permission, namely the conversion of the loft space into residential accommodation associated with the top floor flats, together with a number of roof lights and a rear facing balcony – LPA ref 584/APP/2019/5953 dated 31/01/2020.

The main permission has now been implemented. It is my clients wish now to create a self-contained one bed flat within the loft void rather than two bedrooms for the top floor apartment. A number of minor alterations to the location of the roof lights is proposed but the previously approved rear balcony continues to be proposed together with a minor realignment of the front parking area to create one space to serve the new dwelling.

The planning application consists of the following drawings and reports:-

NMB Planning C/O 10 Church Road, Alderton, Tewksbury, Gloucestershire, GL20 8NR

- Drawing 551 Drwg 3 rev A – Site and Location Plans
- Drawing 551 Drwg 2 Rev C – Proposed Plans and elevations
- Sunlight/daylight Assessment by Abbey Consulting

Together with the below planning statement which sets out the planning assessment for the proposed scheme.

Site and Surroundings

The site lies on the south side of Long Drive, Ruislip close to the signalised junction between Long Drive and Victoria Road.

The main building consists of a two storey building with semi basement accommodating 6 Nos. two bed flats. To the front, a car parking area is provided which accommodates 6 nos. spaces comprising 4 nos. standard spaces and 2 nos. disabled spaces. To the rear, the semi basement units are served by terraced patios, the upper floors are served by private balconies and a landscaped garden, contains a secure bike store accommodating 10 bike stands and overall the 150 sqm garden communally serves the entire block in addition to the individual balconies and patios.

To the rear the site abuts the two storey South Ruislip Library building and the expansive Queensmead School sports field.

To the West lies the three storey detached block of flats (Nos 1 to 6 Kelvedon Court) and the East lies the two storey semi-detached dwellings at Nos. 55 and 55a Long Lane. On the opposite side of Long Drive are two storey maisonette buildings and three storey blocks of flats.

The site has been identified as within a PTAL rating score of 3 and it lies within the 'Developed area' as identified in the Policies of the Hillingdon Local Plan: Part One – Strategic Policies (November 2012)

Planning History and Principles established

On the 31/01/2020 – S.73 permission was granted for the conversion of the loft space within the building to two en suite bedrooms with side and front roof lights, and incorporating a rear facing inverted roof balcony. (LPA Ref LPA ref 584/APP/2019/59530.

It was considered by the officers that the proposed external alterations would respect the character and the appearance of the approved building and would be acceptable

– subject to the side facing roof lights being obscure glazed and fixed shut to ensure no loss of privacy to neighbouring occupiers. Further, the proposals would provide an adequate level of amenity for the future occupiers. As such the principle of the loft conversion, the principle of roof lights, and the principle of a rear facing inverted balcony area are all established thru this earlier permission.

Application Proposals

The current scheme seeks to build upon these established principles. The proposal is to reconfigure the internal accommodation area into a one bed flat instead of 2no. en suit bedrooms.

A communal kitchen Lounge area facing onto the inverted balcony area and the one bedroom with bathroom facilities and cupboards.

A minor alteration to the exact location of the previously approved roof lights is proposed to respond to the internal reconfigured unit. Overall, no more roof lights are proposed than previously approved and the side facing roof lights continue to be obscure glazed and non-opening.

Within the front parking area, a previously proposed 4.8 X 4.8 Disabled space is replaced by 2 nos. standard 2.4 X 4.8m parking spaces. This results in the front parking area accommodating 6 nos. standard spaces and one disabled space to serve the 7 overall units within the building.

Planning Assessment

Character and appearance

It has previously been established that the external changes respect the character and appearance for the building and the area.

The level of hard standing at the front car parking area remains as previously approved.

Amenities of future occupiers

The internal floor space is 54.2sqm together with a 4 sq. m inverted balcony served by full length French doors. A number of internal cupboards are also provided to provide the required internal storage requirements to meet the National Technical Housing Standards.

A sunlight/daylight report also demonstrates that the levels of light entering the unit far exceeds the minimum standards required to serve the unit due to its generous roof lights and balcony areas.

In terms of amenity space provision – Policy DMHB18 sets out a need to provide 20 sq. m outdoor space for one beds and 25 sq. m for two bed flats. Currently there is an approved 150 sq. m communal garden area and all units are served by good sized balconies and or terraced patios. As such, overall the available amenity of the approved scheme already exceeds the requirements. As such the provision of a 4sq m private balcony and the use of the communal rear garden area alongside the other units will provide appropriate amenities levels to serve the new unit.

In terms of outlook – the Kitchen/ lounge area is served by full length French doors facing onto the inverted balcony with far reaching views over the playing fields at the rear.

Neighbouring Occupier amenities

The amenities and privacy of adjoining side neighbours are protected by the continued commitment to all side facing roof lights being obscure glazed and fixed closed.

Traffic Impact/car/cycle parking, pedestrian safety

Historically the principle redevelopment of the site provided for 6 parking spaces at a ratio of one space per 2 bed unit. This was considered acceptable given the PTAL rating of 3. Originally 10 cycle spaces for the six X two bed flats was also considered acceptable . These have been accommodated in the Cycle store.

With the conversion of one of the disabled spaces into two standard sized spaces this again provides for one space per unit (7 in total) accords with Policy DMT 6. In addition, one of the spaces remains as a disabled space, which equates to 14% provision In accordance with the requirements in Accessible Hillingdon SPD.

Conclusions

The limited alterations proposed to the externals of the building and the internal changes to the layout will have very minor impact over and above those previously approved, with no impact visually or to amenities.

As such the scheme in all respects remains policy compliant whilst providing additional much needed housing.

I trust you have all you require to appropriately approve this application. Should you require any further information please do not hesitate to contact me.

Yours faithfully,

Nicki Broderick

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