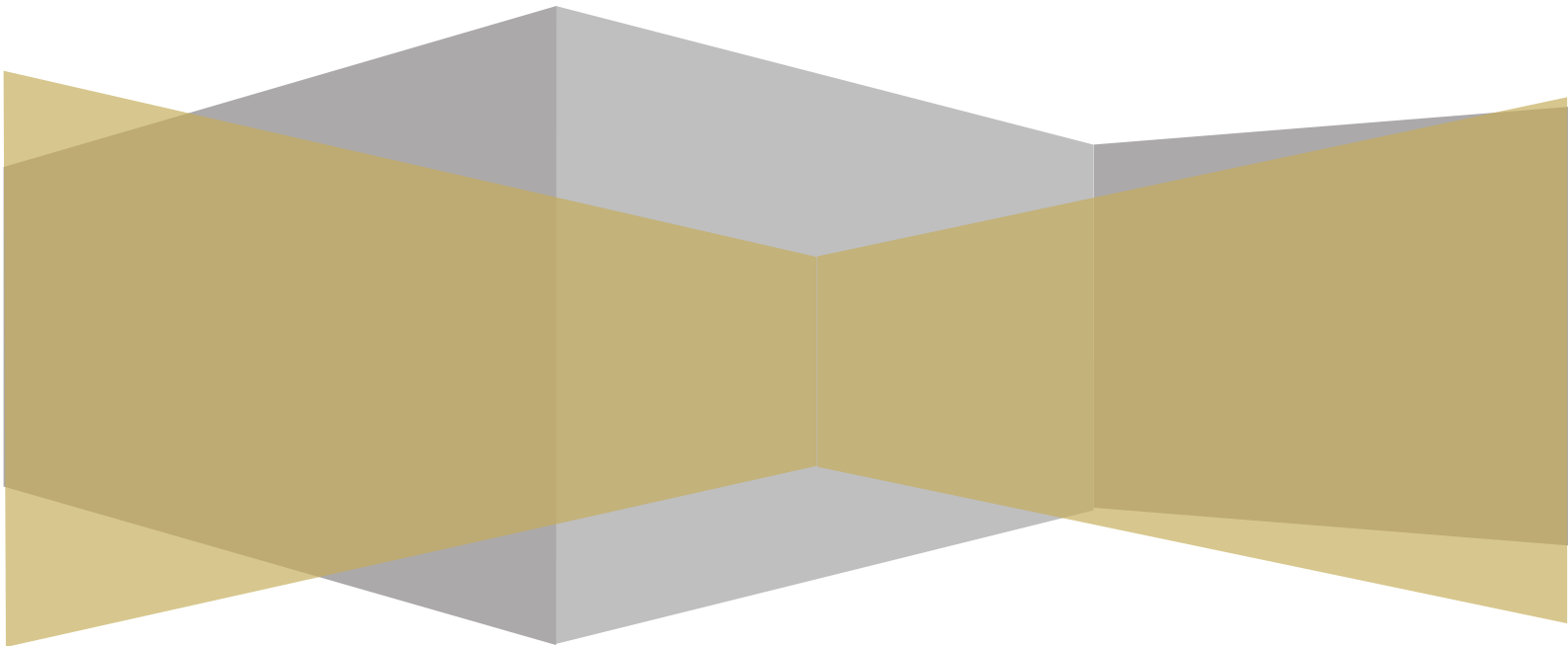




PLANNING STATEMENT

5 Poplars Close, Ruislip, HA4 7BU

21/09/2022



This Planning Statement has been prepared to accompany a pre planning application for the proposed single storey wrap around extension at 5 Poplars Close, Ruislip, HA4 7BU.

The Location

The site is situated within the London Borough of Hillingdon. The existing property is a semi-detached 5-bedroom house. The road is a residential cul de sac comprised of residential houses, the majority of which have been extended. The current property has a gross total area of 140m². There is a private garden at the back and open front drive.



Figure 1: Aerial site map indicating the site

The Site

The plot is level. The existing building on the site is a 3-storey semi-detached house comprising of 5 bedrooms and an already built loft conversion.



Figure 3: Photograph of 5 Poplars Close



Figure 2: Existing Plans

The Site

The plot is level. The existing building on the site is a 3-storey semi-detached house comprising of 5 bedrooms and an already built loft conversion.



Use

The site is currently used as a single residential dwelling. The applicant is proposing a single story wrap around extension by extending 3.5 metres to the rear and 2 metres at the side. Which will accommodate a larger kitchen/ morning room and dining area as well as a utility room.

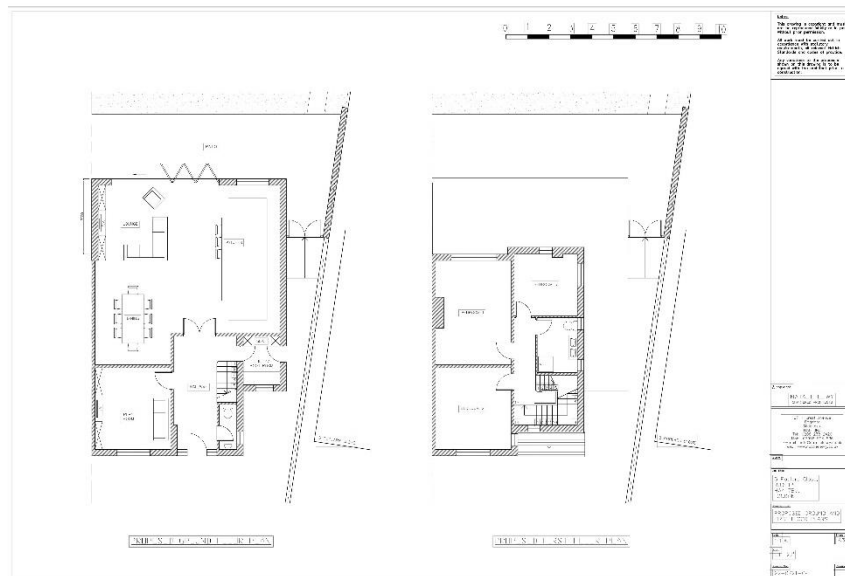


Figure 4: Proposed Plans

Planning History

Planning permission was previously granted at 5 Poplars Close, for a single storey wrap around extension, almost identical to this proposal in 2012, for which the application reference number is: 61775/APP/2011/1204. However these approved drawings were never implemented. Planning permission was also granted at 4 Poplars Close, for a double storey wrap around extension with garage conversion even more recently in 2013, for which the application reference number is: 69660/APP/2013/3803.

Amount

The proposed increase in floor area from the proposed ground floor extension is: 36m².

Scale

The proposal is reasonable in scale and is single storey only. The design allows for a flat roof at the side and rear and is set back from the front of the house as requested by the planning officer. The proposal is in line with the Councils SPD guidelines and the London Plan.

Design

The existing building is traditional in design and the proposal draws inspiration from the existing building as well as the surrounding architecture and features of the surrounding area. The proposal allows for good outlook and plenty of natural light to ensure a high-quality living environment. There are no clear glazed windows overlooking any neighbouring properties ensuring no loss of privacy. The brickwork and fenestration for the works are to match the colour and appearance of the neighbouring properties and existing building.

Conclusions

The proposed development is an improvement to the existing property and makes good use of the site. The proposal is sympathetic to the character of the house and surroundings and given the size of the plot can easily accommodate a wrap around extension that will provide much needed space. The proposal is similar to others on the street and sits comfortably in the street scene and respects the adjacent properties in terms of design and layout as well as creating a high-quality living space for the occupants.