

PLANNING & DESIGN STATEMENT

Amendments to Approved Plans

AT

27 Woodstock Drive, Ickenham, UB10 8EG



Author

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DESIGN & PLANNING STATEMENT

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1. INTRODUCTION

A. Preface

This statement has been prepared in support of a Section 73 application for the variation of previously approved planning application at: 27 Woodstock Drive, Ickenham, Middlesex UB10 8EG.

This document will outline the application site location, site and surrounding area's and the changes made in relation to the previously approved application are sympathetic and sustainable. It should be read in conjunction with the submitted drawings.

B. Summary

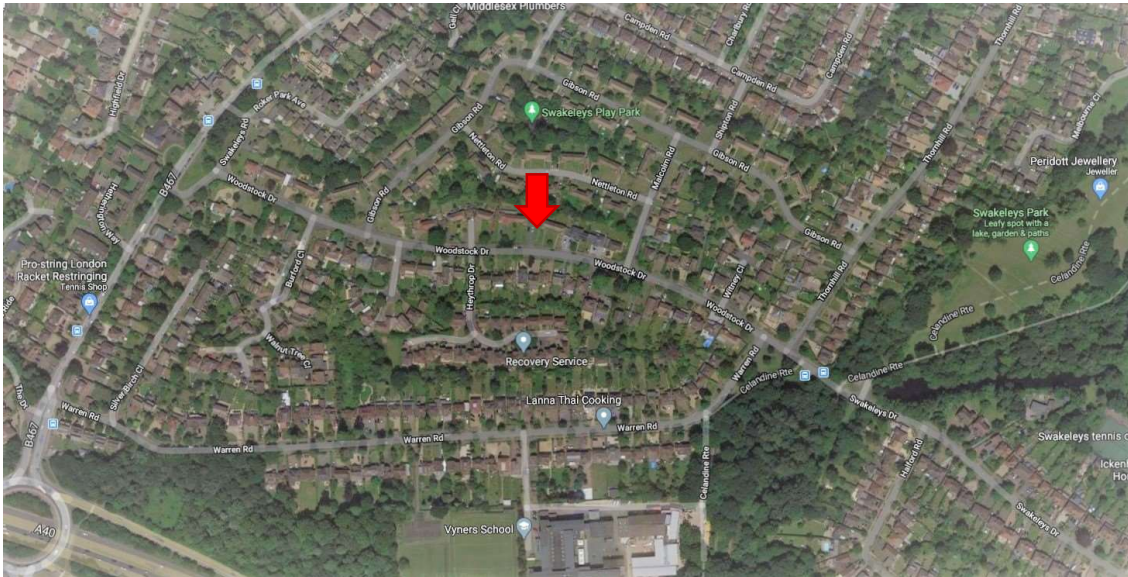
The application is primarily for the variation of condition No.2 (Approved Plans) of planning permission ref: 61790/APP/2018/1659 dated 24/08/2018, incorporating proposed additional elements together with a landscape scheme to allow for amendments to (Part two storey, part single storey side/rear extension and canopy to front involving demolition of existing garage).

The planning application drawings enclosed/attached are as built. These modifications include *two front extensions with tiled roof over and changing the windows and doors on the rear elevation of the ground floor. The two-storey side extension is wider than that approved by approximately 1m. The proposal shows two single storey front extensions, measuring 2.3m deep, 7m and 3.9m wide and 3.65m high with a lean-to roof.*

C. Site Location

The application site is located on Woodstock Drive within the developed Area of Ickenham, approximately 1 mile from the Ickenham station. The subject site is within the Ickenham ward/electoral division, which is in the constituency of Ruislip, Northwood and Pinner. The application site is located within a large plot, deeply set in from the highway. Woodstock Drive is directly connected to B467 Swakeleys Road to the West this joins the A40 Western Avenue a major road.

Woodstock Drive is within the close proximity from Ickenham Village and offers a lot of recreational activities and the site is accessible by all modes of transport on a major arterial route.



1. Aerial photograph



2. Bird's eye photograph

D. Site Description

Woodstock Drive is occupied by a large residential houses predominantly of detached and semi-detached houses with large side and rear gardens, with the varied width, front driveways, and back garden. The application site constitutes about approximately 770sqm and the host dwelling provides approximately 317m² footprint.

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The application site is located on the North side of Woodstock Drive and comprises a two-storey semi-detached house with a two-storey side extension to the eastern side boundary. The property is approximately 18.5m set back in from the highway with a Brick masonry front boundary wall and includes a large paved area to the front with a very minimum soft landscaped when compare to the hard standing.

The subject Site has been extended with two storey side & rear extension, part single storey rear extension in line with the adjoining neighbouring property at 25, Two single storey front extensions with tiled roof over has been added, they are also in line with existing two storey part of the original house.

E. Surrounding Areas Description

Woodstock Drive is characterised by a mixed type of development. Within the closest proximity from the application property, there are number of dwellings, diverse in terms of their:

- Type (bungalows, two storey)
- Elevations' materials (rendered, traditional brick, hanging tiles, architectural stone elements, fully glazed elevations)
- Roof forms (hipped, gables, flat)
- Scale/footprint/volume
- Boundary treatment (metal fences/gates; brick pillars; boundary wall with gated entrances);
- Driveways (enclosed boundary walls, made of gravel, paved).

The comparison of variety of existing adjacent properties within the Woodstock Drive street scene, have been presented on the diagram below.

By virtue of significant diversity within the surrounding area, we consider that the proposed replacement dwelling would be perfectly fitted, well-design and balanced and would not result in any adverse impact upon the neighbourhood and the application site itself.



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2. Appraisal

2.1. Design & Layout justifications

Design: As we understand there are certain planning policies providing a guidance for the residential extensions but if we evaluate these policies to the application site context, one cannot avoid to notice that the application site sits approximately more than 18m from the front boundary. This creates a large distance from the road which in-fact minimise the extension added to the front and side of the property. Therefore, we insist if this can further be read with the proposed landscaping scheme layout to the front of the property where the scale and massing of the property will further be reduced.

We believe the existing development demonstrates high quality and sustainable design that respects and enhances the character and appearance of the area and makes a positive contribution to the quality of life to its residents. Good design relates not only to the appearance of a development, but the way in which it functions. Considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. We believe that the development contribute positively to local distinctiveness and sense of place by providing efficient use of land whilst respecting the density, character, together with few amendments proposed to the front elevation along with proposed landscape scheme and diversity of the surrounding area. The applicant has included a detailed landscaping scheme to show their intentions to work with the local planning authority to resolve any of the concerns.

We have further proposed few alterations to soften the overall massing of the front extension.

- The front windows with a uPVC decorative louvered screen to both sides of the windows to all front windows, In our opinion this will soften and improve the overall appearance of the extension.
- We have also proposed a use of a sustainable slim style timber cladding over the front ground floor extension to improve the rigidity of the brickwork appearance in to more natural calming guise, together with a soft landscaping area to the front as per Ms Linsey Evans design.

Finally we believe this shows the applicant's intent to work with the local planning authority to open a dialogue with the planning officer to demonstrate the applicants/owner's resolve to work with the local authority to achieve a suitable outcome.

Layout: The existing house is a relatively simple composition of Part two storey side Part Two storey rear extension with two single storey front extension on relatively large plot. The footprint is spread linearly. The house has been designed to retain where possible the external characteristics to match the original dwelling in line with the existing house front two storey extension. The dwelling has been designed and located to follow the form and the line of the properties within the street, as well as ensuring that the proposal sympathises and fits in within the terms of scale, materials and design. It is considered that the form and detailing of the proposals have been designed to ensure that they are not out of place within the local area.

The overall aim of the development is to make efficient use of the existing site and its assets, by providing an extension of improved design, sustainability, and energy efficiency. Therefore, we believe that the dwelling is offering high quality design of significant value and contributes positively to the street scene in terms of its quality, interest and unique features.

The existing dwelling would measure approximately 18.3m in width (as the existing footprint on ground floor level), about 11.6m deep (on the ground floor). The two storey side extension is set in from the side boundary. The extension is provided with a hipped roof which would match the existing roof pitch on the main dwelling and would be set down below the ridge of the main roof. The dwelling house is sited significantly deep within the site it therefore would successfully mitigate the overall scale and visually decrease the mass and bulk of the proposal.

2.2. Impact on the Character of the Area

The application property is considered with a sustainable location and the existing dwelling itself would not detract from the character and vitality of the area and quality of the environment. As we have provided the visual survey of the surrounding neighbouring properties within the section 1.E of this statement. Therefore, it is safe to believe there is no prevalent character of the properties within the street. However, they are providing an attractive appearance in their own way.

The properties along the street are large Semi-detached or mostly detached extended houses with attractive appearance with no particular uniform appearance, with many of the houses being built or redeveloped in different styles and forms. It is considered that the proposal would need to contribute strongly in design terms in order to mitigate against the loss of the existing building and ensure it did not detrimentally affect the neighbouring bungalows levels of amenity our outlook.



Existing and Proposed Front Elevation

2.3. Impact on neighbours

Loss of Light and Overbearing

The replacement dwelling would provide an alleyway access to the rear garden from the Eastern side boundary and would retain about 6m separation distance from the adjacent 29 Woodstock Drive.

It would therefore accord with the general design policy Guide, normally required to provide at least 1.0m from the side boundary, in order to avoid any unacceptable cramped development or terracing effect. The proposed replacement dwelling would not infringe a sightline of 45° to the front or rear habitable windows of the neighbouring dwellings (in compliance with the BRE guidelines), therefore it would not lead to an unacceptable loss of light. By virtue of the situation of the application dwelling and significant distances between the buildings, the proposal would not cause any overshadowing or overbearing impact upon no. 25, 29 or any dwelling sited to the front.

Due to the main dwelling's situation, form of development and sufficient separation distances from the neighbouring properties, no adverse overbearing impacts would be considered to arise.

Privacy and Overlooking

Although there are additional upper-level windows provided within the rear and front elevations of the dwelling, the proposal would not lead to an unacceptable change of the overlooking arrangement and loss of privacy to adjacent properties. There are no windows which have been provided to any of the side elevations, therefore no unacceptable overlooking impact to the neighbouring houses would occur. Furthermore, no loss of privacy impact would occur.

2.4. Transport, Parking, and access

As per transport guideline the proposed dwelling house requires to provide two car parking spaces. The site can currently accommodate significantly more than 2 off street parking spaces within the front garden and this is not proposed to change. If required, three secured enclosed cycle spaces can also be provided in the rear garden with an easy access from the alleyway to encourage its residents to use sustainable and healthy means of transport in line with transport policy.

2.5. Private amenity space

There is an existing significant green space to the rear of the property along with a hardstanding patio area to allow to commence all necessary garden activities. The size of the garden is excessively above the minimum standard as included in the Local Plan Policy.

2.6. Trees and Landscape

In order to ensure that the diversity and local distinctiveness of the landscape character of the street is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole. In adopting this holistic approach, particular regard will be given.

The applicant has included a detailed designed landscaping scheme to the conservation and enhancement of the distinctive local character of both the natural and built environment.

The proposed landscaping scheme is not only providing a balance between the natural and built environment but also providing a screening to the front of the house which is already sited deeply into a large plot. Therefore, we consider the applicant has been successful in conserving and enhancing the environmental and landscape character of the street.

3. Conclusion

In the light of above statement,

The development improves the existing site layout and appearance, to provide a modern-day energy efficient lifetime family home. As such, the development delivers an appropriately sized dwelling in a sustainable location and meets economic, environmental, and social aspects of sustainable development and reduces the shortage of lifetime housing in accordance with national and local planning policies.

The subject dwelling house, which is not materially excessively larger than site boundary, poses no risk of flooding, providing lifetime house standards, with existing access to remain, maintaining the neighbouring amenity, providing a blend of a traditional and modern design and finally an energy efficient house making it a sustainable development and therefore meets the national and local planning authority policies, therefore, the planning permission should be granted.