

Planning Statement  
for  
73 Hartland Drive, Ruislip, HA4 0TH



## 1.0 **Existing**

### 1.1 Location

The existing property is situated approximately halfway along on the north-east side of Hartland Drive. And is connected to 'Torcross Road' to the north and 'West Mead' to the south. These roads are located within a predominantly residential area.

### 1.2 Appearance

The properties tend to be similar in their form, proportion and appearance. Although a great number have been extended both rear & side extensions, single and two-storey plus single storey front extension / porch extensions. More recent two-storey side extensions comply with the newer policy for stepping in from the boundary, by a minimum of 1m, which maintains the appearance of more defined original terraced blocks and avoids the continuing 'terracing' effect. However, there are a number of properties in the local vicinity which were extended before this policy came into effect. A large number of properties have completely hard-surfaced their frontage, mainly for off street parking.

### 1.3 The Property

The existing property comprises of a two-storey house with adjoining garage (used for storage) and is the left-hand end of a row of 4 terraced houses. The front elevation is rendered above the ground floor door / window head height with painted brickwork below. There is an existing historic rear extension comprising of the kitchen for the dwelling. The rear of the property is rendered. The frontage is partly hard-surfaced for parking with a dropped kerb over the footpath to the road. The remaining area is grassed with shrub planting. There is a hedge between the host property and its adjoining neighbour #75. The hedge returns along part of the front boundary. The other boundary with #71 is open. It would appear that the site is not within a critical drainage area being in flood zone 1. There are no other policy or heritage constraints.

#### 1.4 Adjoining Neighbours

The property at the other end of the row (79) has historically benefited from a two-storey side extension up to the boundary with its neighbour (81) who has also achieved a two-storey side extension up to the boundary. Both these properties have been granted and implemented their respective planning applications before the policy for stepping in the first-floor element. Most neighbouring properties have benefited from rear extensions. It can also be noted from the photo below the hard-surfacing of the properties frontages.



#### 1.5 Neighbours

The neighbour to the left (71) has a single storey rear extension with sloping roof and a single storey side extension with pitched roof to the front and flat roof to the rear with side parapet wall.

### 2.0 **Proposal**

#### 2.1 Proposed scheme

This application is for demolition of existing rear extension (kitchen) and side garage / store. Proposed part two-storey side and rear extension, and part single-storey side and rear extension with single-storey front extension party comprising of a porch. Plus, front landscaping for an additional parking space and rear landscaping for patio area.

#### 2.2 Proposed scheme details – Natural day light

In addition to the above the proposed 1<sup>st</sup> floor windows on the flank elevation will be obscure glazed with the lowest clear open part a minimum of 1.7m above finished floor level. To allow addition natural daylight 'Sun pipes' have been proposed to the single storey part of the side elevation and to the pitched roof for the first floor. To the larger rear single-storey extension a flat, flat roof window to allow light to the rear extension.

#### 2.3 Proposed scheme details – Materials

The roof tiles are to match the existing in colour, type and size.

It is proposed to render the front 1<sup>st</sup> floor side extension to remine in keeping with the host property and surrounding properties.

The proposed front ground floor will be facing brickwork.

To avoid maintenance issues, the side new side and rear walls will be facing brickwork. This is particularly important on walls that are adjacent to the boundary.

The doors and windows will match the existing.

### 3.0 Policy compliance

#### 3.1 Reference

It is our interpretation that all policies have been met by the proposed scheme.

All policies taken from *London Borough of Hillingdon Local Plan Adopted Version 16.01.2020*

Including:

*Part One Strategic Policy BE1*

*Part Two Policy DMHB 11*

*Part Two Policy DMHD 1*

*Part two - Development Management Policies*

*Policy DMHD 1: Alterations and Extensions to Residential Dwellings*

#### 3.2 B) Rear extensions – relevant aspects in compliance with the policy's

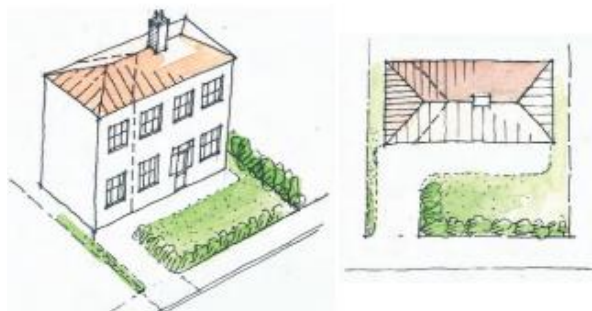
- i) *The rear proposed extension is 3.6m in depth.*
- iii) *The single storey rear extensions flat roof is not more than 3m in height.*
- vi) *The two-storey extension do not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;*
- viii) *Pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design.*

#### 3.3 C) Side Extensions – relevant aspects in compliance with the policy's

- i) *side extensions should not exceed half the width of the original property; The original property has an existing garage built on the boundary. It is proposed to remove this and step the proposed side extension further in from the boundary than currently exists.*
- iv) *two storey side extensions should be set in a minimum of 1 metre from the side boundary; in this instance the first-floor side extension will be set in 1.125m exceeding this requirement.*
- iv) *two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation; However, in the "Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Extensions" Guidance it also states that in the case of detached or end-of terrace that the two storey side extensions should be integrated with the existing house.*

##### **Detached and end-of-terrace**

**5.7 Two storey side extensions should be integrated with the existing house. There is no specific requirement for a set-back from the front of the house.**



#### 3.4 D) Front Extensions – relevant aspects in compliance with the policy's

- i) *alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused; The proposed front extension does not extend past the front building line of the existing bay window.*

- ii) *porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and The proposed front extension has been designed to reflect the same front extension as others in the local area.*
- iii) *notwithstanding the above, at least 25% of the front garden must be retained. In this instance the front boundary aspect meets this requirement.*

3.5 F) Front Gardens and Parking – relevant aspects in compliance with the policy's

- i) *new or replacement driveways should use permeable (porous) surfacing. Surfaces of more than five square metres will need planning permission for laying traditional, impermeable driveways; and The proposed additional parking area will be as small as practicable. The materials will match the existing. The remaining area will be planted with shrubs.*
- ii) *the design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene. It is proposed to retain as much of the front boundary as possible, once the additional parking area has been implemented. It should be noted that as much of the existing hedge is indented to be retained, subject to where the individual units are planted.*

**4.0 Conclusion**

The applicant has proposed a design that strongly follows all the design aspects of the current planning policies and guidance, whilst remaining in keeping with other local properties and their implemented extensions.