

DESIGN AND ACCESS STATEMENT
FOR THE HIP TO GABLE LOFT CONVERSION
UNDER PERMITTED DEVELOPMENT
at
No: 46 PINN WAY
RUISLIP HA4 7QF



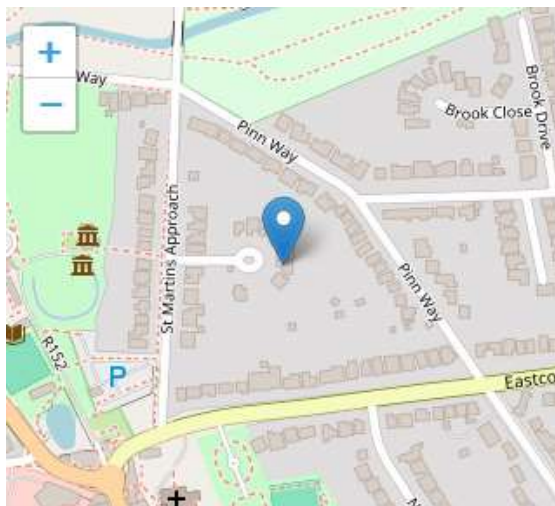
03 June 2025

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1. INTRODUCTION

- 1.1 This planning statement has been prepared by The Build-Design in support of the Permitted Development Application for the rear hip to gable loft extension. It does not include any other development in the curtilage.
- 1.2 This Planning Statement sets out the evidence required for granting the above application. The proposed development comprises of a hip-to-gable loft conversion.
- 1.3 The main house is not in the conservation area, it is not listed, but is located within the Moat Drive enclosure which is an area of a Special Local Character.
- 1.4 A lot of neighbouring houses have developed hip to gable loft conversions the closest one being at No: 42 Pinn Way



Moat Drive enclosure

- 1.5 This planning statement should be read in conjunction with a supporting set of drawings and documents listed in the Attachment Summary Sheet.

2. SITE AND SURROUNDINGS

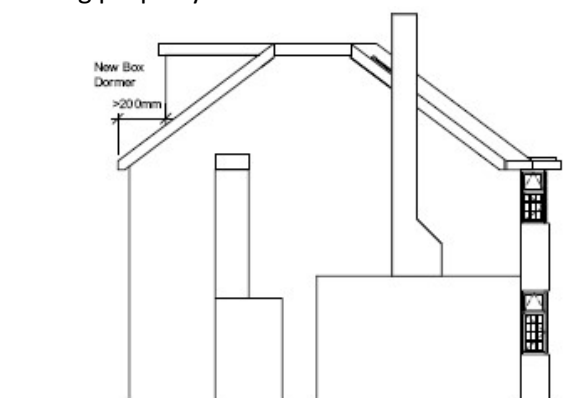
- 2.1 The house is two-story detached property with the attached garage, situated on the Pinner Way which forms the border of the Moat Drive enclosure which is designated as an area of a Special Character.
- 2.2 The area is mainly residential use with some sports and leisure facilities.
- 2.3 The majority of the houses are provided with garages, which are located in between detached houses. A lot of the houses have done a hip to gable roof extension, and this type of development is common in the area.

3. THE DEVELOPMENT

- 3.1 The applicant would like to develop and infill the empty, unused loft space and use it as a bedroom.
- 3.2 The two front rooflights will give light to the under eaves storage area .
- 3.3 The development will not affect the garden area and the trees.
- 3.4 The proposed box dormer will be set back for approx. 500mm (min 200mm measured at slope angle) from the eaves and for the 800mm from the side roof line.
- 3.5 There will be no shadowing impact to the neighbouring property at No: 44.



Existing rear elevation at No:46



Neighbours approved box dormer at No: 42

- 3.6 The adjacent neighbours at No42 have already developed a hip to gable loft conversion. Please refer to the above.
- 3.7 There are numerous loft conversions already done in the street. The closest ones are at No: 42 & No:54 Pinn Way.
- 3.7 The proposed loft conversion is not going to generate any additional level of noise and disturbance or materially harm the living conditions of neighbours.
- 3.8 The proposed loft conversion is located at the rear and does not face the highway. As on neighbouring properties only a hip to gable roof alteration could be seen from the street.
- 3.11 DAYLIGHT AND SHADOWS - The extended side infill will not cast any shadow on the neighbouring property.
- 3.12 PARKING - The proposed parking arrangement will remain as exiting.
- 3.13 CYCLES - The existing garage accommodates 3 cycle parking spaces with ease.
- 3.14 DRAINAGE - The proposed drainage is as exiting and the exiting rainwater pipe connections will be used. The surface drainage to remain as existing as the new extension is being built on the existing tiled hardstand.

4. PLANNING POLICY AND HISTORY

- 4.1 The house is at the edge within the Moat Drive enclosure. The site is not in the Conservation nor Green Belt area. The house is not a listed building.
- 4.2 There is existing single story rear extension.
- 4.3 There are no TPOs in the proximity of this site which may be affected by this development.

5. NEIGHBOURING LOFT DEVELOPMENTS

- 5.1 There are several hip to gable neighbouring loft conversions within the Moat Drive, the closest one is the neighbour at No: 42 Pinn Way.

6. FLOOD RISK

- 6.1 The building is not in the low flood risk area. The building ground floor is raised for 280 from the surface level to safeguard from any flood threat and will not be affected by this proposal. The Roof alteration will not affect the existing ground conditions.

7. SUSTAINABILITY AND CARBON

- 7.1 It is proposed to add rooflights for light and ventilation purposes and reduce the need to use electrical lighting
- 7.2 It is intended to significantly lower the existing energy use by insulating the side infill extension to current standards.
- 7.3 Low energy light fittings will be used. Low energy and low water consumption appliances will be used.
- 7.4 Building materials and building waste will be recycled into glass, plastic, metal, paper/cardboard and where practicable rubble will be reused as hardcore on site and not carted off to landfill off site.

8. CONCLUSION

The proposed loft hip to gable conversion proposed at the rear roof slope and does not affect the street scene. It is similar or identical to already build neighbouring loft conversions. The proposed loft does not harm neighbouring residential amenities and improves the quality of life of the house residents.