

Design & Access Statement

Demolition of existing rear conservatory to build a part two/single storey rear extension and internal alterations at, 61 Kingsend, Ruislip, HA4 7DD

Design & Access Statement

1. This design statement that has been prepared to support a planning application for proposed part two/single storey rear extension after demolishing existing single storey rear conservatory attached to original dwelling from rear elevation at 61 Kingsend, Ruislip HA4 7DD within the Ruislip, Kingsend Village conservation area. The proposed development site is situated southern side of Kingsend Road. The original property is a two-storey building detached building and some developments had been done to the building previously. There are similar detached characters of buildings within residential conservation area are subjected to reasonable enlargements. Those buildings are within Hillingdon council were built in the 1930s.
2. The proposed development is aiming to create careful developments line with the main house without harmonising the appearance and character of the original building and not a significant impact on neighbouring properties. The proposed building is for limited scope of the works to reflect adequate habitable room space in ground floor. There is spacious access from both sides of the building to use as fire escape routes and waste management system operate within the curtilage of the property. West side elevation of the building more than 1 meter set away from the West side boundary from rear garden to front garden in case of removing garden waste from the property. No specific provisions are required for site access. There will be no obstruction cause to any public highway during and after the construction work is completed. The site is located within the local residential area with a direct connection with public transport and bus routes as well as a short distance away from the local amenity area. Therefore, increase of space will have no impact on the transportation system operating in the local area.
3. The surrounding sites of the proposed development are primarily consisting of a variety of different size detached dwelling with varying architectural style. There are similar or large than the proposed developments granted permission in Kingsend. (Property no28,45,59A & 65). It is clearly visualised those developments are not harmful to the local amenity and developments are hidden and will not be burden to the original features of the buildings as proposed development to 61 Kingsend.
4. Owners of neighbouring properties were consulted prior to commence of design work and there are no objections from them, and their concerns includes for the proposed development. Recently planning permission is pending for rear extension for no 61A Kingsend. The occupier/owner of the 61A and 59A are done proportional scale of development as suggest from the proposed development of 61 Kingsend.
5. The proposed development of part two /single storey rear extension will not cause of obstruction to the day lighting or Sunlighting impact on any neighbouring property.
6. The proposed extension is of acceptable proportionate scale of development in Kingsend village conservation area and set away from both boundaries. It will be finished mostly in similar existing matching materials and therefore won't add to the bulkiness or outlook. It will also be significantly larger rear extension and won't be seen by any of the adjacent neighbours.
7. Lastly, the access to the property is through the existing front entrance which will be preserved while all new materials will match the existing. It is considered that the overall size and design of the extension is in keeping with the character of the host dwelling and the area and in accordance with Hillingdon Council's Planning Design Policies. The extension is kept to a sympathetic size and is designed in such a way so as there is no overbearing effect to any of the

neighbouring properties. The finish materials will be matching the existing ones in order to blend nicely and respect the conservation character of the area. The national Environment Agency flood risk map is confirmed the proposed site is in low-risk flooding zone. The planning history and planning policy provide justification for the proposal. The design has been produced in accordance with the Town and Country planning, national planning framework and local development framework currently use in the authority. Design parameters are aiming to maintain the street character and carefully design the building coverage area after the development does not exceed 20% within the curtilage of property.

8. Relevant policies:-

1. National planning policy framework ,2012
2. Development Management Policies 2015
 1. *DMHB 1- Heritage Assets*
 2. *DMHB 4 - Conservation Areas*
 3. *DMHB 11- Design of New Development*
 4. *DMHB 12- Streets and Public Realm*
 5. *DMHB 18- Private Outdoor Amenity Space*
 6. *DMHD 1- Alterations and Extensions to Residential Dwellings*
 7. *LPP 3.5- (2016) Quality and design of housing developments*
 8. *LPP 7.8-(2016) Heritage assets and archaeology*
 9. *NPPF- 16- 2018 - Conserving & enhancing the historic environment*

8.1. National planning Policy framework

This document replaces previous Government Planning Policy Statements, and Guidance. It is a material consideration that should be given significant weight.

8.1.1.Paragraph 7 identifies three dimensions to sustainable development. These are:

economic, social, and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- 8.1.1.1. An economic role-; Contributing to building a strong, responsive, and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation: and by identifying and coordinating development requirements, including the provision infrastructure.
- 8.1.1.2. A social role-; Supporting strong, vibrant and health communities by providing the supply of housing require to meet the need s of present and future generations; and by creating a high quality-built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well – being and
- 8.1.1.3. An Environmental role-; Contributing to protecting and enhancing our natural, built, and historic environment; and, as a part of this, helping to improve the biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

8.1.2.Paragraph 9 states “pursuing sustainable development involves seeking positive improvements in the quality of the built, natural, and historic environment, as well as in people’s quality of life, including (but not limited to):

- 8.1.2.1. Making it easier for jobs to be created in cities, towns, and villages.
- 8.1.2.2. Moving from a net loss of biodiversity to achieving net gains for nature.
- 8.1.2.3. Replacing poor design with better design.

8.1.3.Improving the conditions in which people live, work, travel and take leisure; and

8.1.4.Widening the choice of high-quality homes.

8.1.5. Paragraph 14 of the NPPF sets out a presumption in favour of sustainable development with paragraph 197 stating that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

8.1.6.Paragraph 17 sets out core planning principles, these include achieving a good standard of amenity for existing and future occupants of the land and buildings, promoting the vitality of main urban areas, encouraging effective use of land by reusing land that has been previously developed, managing patterns of growth by making the fullest possible use of public transport, walking, and cycling. A definition of previously developed land is set out in Annex 2 as “land which is or was occupied by a permanent structure, including the curtilage of the developed land... This excludes: Land in built up areas such as private residential gardens, parks, recreation grounds and allotments.”

8.1.7.Paragraph 56 to 68 address the requirement for good design. Paragraph 64 reiterates previous Government policy that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. However, paragraph 65 indicates that local planning authorities should not refuse planning permission for buildings or infrastructure which promotes high levels of sustainability because of concerns about incompatibility with an existing townscape.

8.1.8.Paragraph 196 confirm that the planning system in plan led and that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. One such material consideration is the NPPF.

8.2. The Development management Policies

8.2.1.Policy DMHB4 – Conservation area -:Character, Design and Heritage seeks to ensure that all new development conserves and take opportunities to enhance their special qualities and heritage.

8.2.2.Policy DMHB11 - Design of new development -: Design requirement for new development (including house extensions) seeks to retain, promote, and support high quality urban design and architecture to create attractive, distinctive, and liveable places. New proposed building line and roof line invisible from the street and set back and lower to avoid any harmonising with local context.

8.2.3.Policy DMHB16- Housing standard- : support the extension and improvement of residential properties provided all extension and alterations (including outbuildings, basement and the construction of paving and driveways) maintain the character of the area, and do not result in harm to the amenity of neighbouring residents, existing and future occupants, and the built and natural environment.

8.3. DMHB18- Private outdoor amenity Space-: The proposed site is having large scale of out open land from front and rear of the building after development appropriate to the local council requirements.

9. Analysis

9.1.1. It is proposed part two/single storey rear extension rooms sizes are average 12sq.m or more and sufficient natural ventilation provide good quality comfortable lifestyle in the side extension than the current poorly executed wrap round side extension. The applicant contends that there are requirements for the additional living space because the addition family members and working from home environment intended to have close contact of aging members of the family. The applicant would like to keep close contact family members, therefore having own day to day activities line with looking after elderly members of family without burden to the society. It will encourage and example to all family members how important to be wellbeing healthy life. Further details in relation to dimensions can be found in the accompanying drawings.

9.1.2. Living conditions and neighbours - Seek to ensure all new developments make a positive contribution to the overall environmental quality of the area. By Virtue of the size, scale and sitting of the two-storey rear extension, as well as the position of the windows and doors, there would be no identifiable loss of privacy or material harm to living conditions of any neighbouring properties. This is mainly those neighbouring rear garden are reasonably large and quite lengthy.

9.1.3. Proposed roof structure will not have an adverse impact on neighbouring properties and consistent with the council guidelines on domestic household development for part two/single storey rear extension and criteria relating to proportion, position and material.

10. Character and Appearance

It is argued that the design and appearance of the proposed part two/single storey rear extension would be appropriate in the context of the site and surrounding area, then the existing single storey extension. After consultation with neighbours and existing external fences at the boundary line to maintain as previously granted. However, it would not be obviously noticeable from any public vantage points and would not be viewable from street scene. The size and scale of the proposed part two/single storey rear extension would be like many other rear extensions in the area. The proposed two storey rear extension would not have a detrimental impact upon the appearance of the original dwelling or character and appearance of the area.

11. Highway safety:

The existing parking and highway arrangement at Kingsend would be unaffected by the proposal. There would be no effect upon matters associated with highway safety.

12. Conclusion:

the proposal would accord with the aims and objectives of the relevant local plan policies. Moreover, the proposal would be suitable in the context of the site and the surrounding area. As such, permission should be granted.