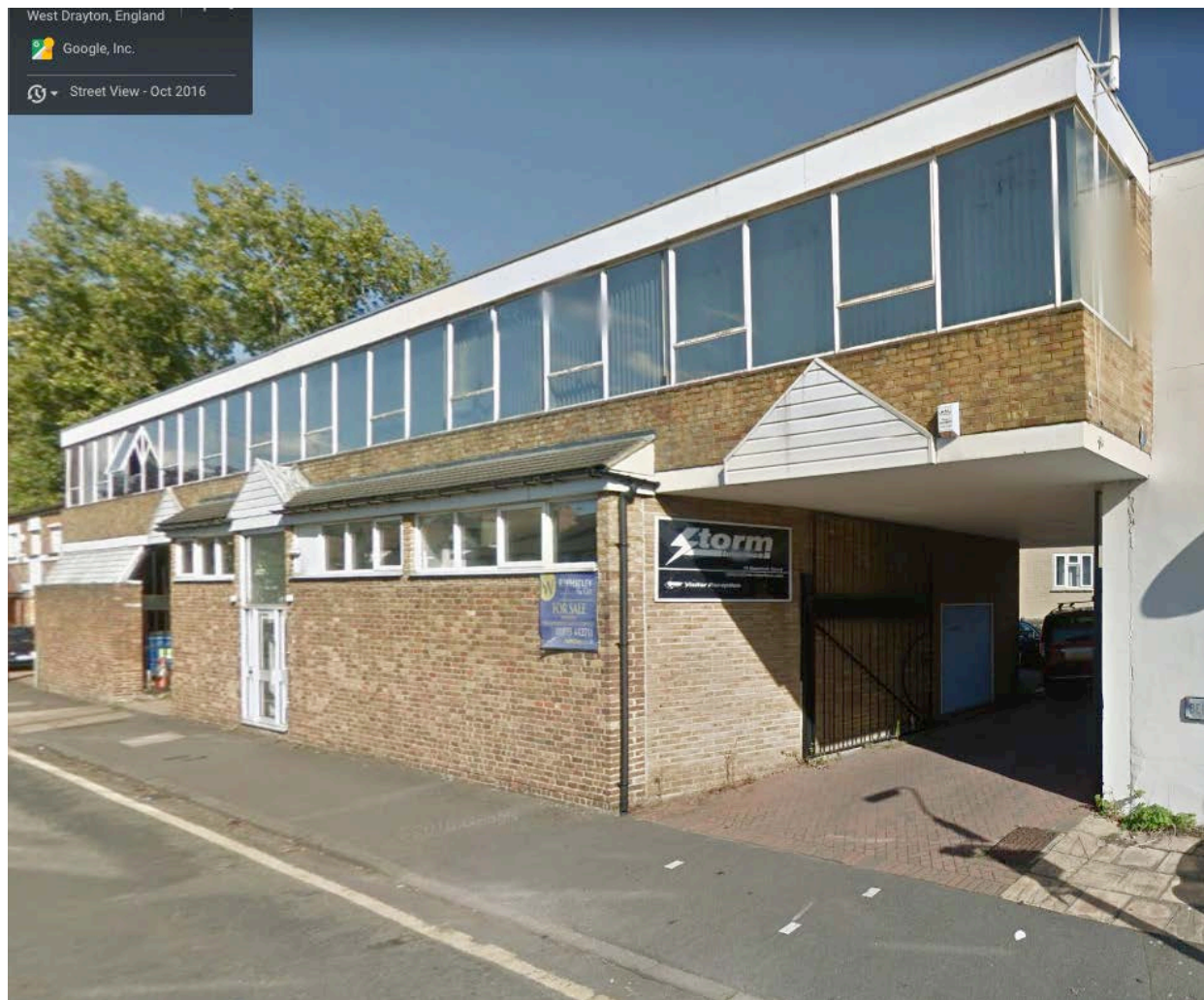


PLANNING STATEMENT

Bentinck Court, 12-14 Bentinck Road, West Drayton,
UB7 7RQ

Proposed external alteration: New Fenestrations and
Rendering.

December 2018



1. INTRODUCTION

- 1.1. This application follows the recent approved Prior Approval application for the change of use of the offices under Permitted Development Rights set out in Classes O and M of the General Permitted Development Order 2015.
- 1.2. The residential use of the site has been established through Prior Approval permission (on appeal): APP/R5510/W/17/3171606 - Prior approval notification for the change of use of the building from (B1) office to residential (C3) comprising of 9x one and two bed flats.
- 1.3. This current planning application is for external alterations and is associated with the most recent prior approval application, namely, APP/ R5510/ W/17/ 3171606 . To re-iterate, the residential use of the building has already been established under the aforementioned Prior Approval applications and which is not for consideration as part of this planning application.
- 1.4. The documents submitted to form the planning application are as follows: -
 - Completed Full Planning Application Form
 - UB7 Block Plan
 - UB7 Location Plan
 - PMA 236 EX03 rev - . Existing elevations
 - PMA-236 GA04 rev 4. Proposed elevations

2. SITE AND SURROUNDINGS

- 2.1. The location plan accompanies this application showing the site edged in red. The application site lays close to West Drayton town centre on the north east side of Bentinck Road close to the junction with Wimpole Road. The project site is occupied by a purpose-built office building. The property benefits from an under-croft car park accessed from Bentinck Road. The existing building rises to 2 storeys (ground floor + first floor) under a flat roof.
- 2.2. The building is finished in red brick.
- 2.3. The surrounding land from the street view aspect is primarily of residential style buildings with a limited number of commercial use buildings, several of which are residential in appearance, primarily to the immediate south. All the buildings benefit from a variety of building heights and styles.

3. THE PROPOSAL

- 3.1. The application includes alterations to the existing building designed to enhance the accommodation provided for by the Prior Approval applications noted above. The changes include fenestration alterations to the ground and first floors.
- 3.2. The proposed relocation of two door openings to enhance the residential element as partially indicated on the rendering. The existing doors (at the side elevations) shall be partially glazed above infill brick.
- 3.3. The revised window arrangement to enhance the residential aspect as well as to improve and comply with fire & building construction environmental requirements.
- 3.4. The provision of a drop kerb in front of the existing off-road car parking spaces, utilising the services of an council / highways approved contractor

4. PLANNING HISTORY

- 4.1. APP/R5510/W/17/3171606 - Prior Approval notification for the change of use of the building from (B1) office to residential (C3) comprising of 9x one and two bed flats.

5. PLANNING CONSIDERATIONS

PRINCIPLE

- 5.1. The application follows the recently approved Prior Approval application ref APP/R5510/W/17/3171606 for proposed changes of use of Bentinck Court from offices and to flats under Permitted Development Rights set out in Classes M and O of the General Permitted Development Order 2015. The residential use of the building is thus already established and is not for consideration as part of this planning application. The application includes alterations to the existing building sought to enhance the accommodation provided for by the Prior Approval applications noted above.
- 5.2. The main consideration in respect of the application is therefore restricted to issues of design/visual impact and residential amenity.

DESIGN/VISUAL IMPACT

- 5.3. The existing windows are of an industrial nature. The existing street view is depicted in the opening street scene photograph above.
- 5.4. To enhance the energy efficiency of the development it is proposed to provide residential style replacement glazing units throughout the property, at all elevations, and at both levels which shall be selected to additionally improve the buildings aesthetics as indicated within the attached impression.
- 5.5. To enhance the provision of daylight it is proposed to provide deeper windows to the street scene elevation at lower (ground) floor, as depicted within the same attached drawing.
- 5.6. To further enhance / improve the aesthetics of the building it is proposed to apply render to the front aspect of the building, painted to the principal indicated in the attached impression.
- 5.7. The design elements above reflect well-established principles of good design. Furthermore it responds to the key principles set out in the Design SPD as follows:-
 - 5.7.1. The design is legible, providing a clear image which will reflect the new residential use of the building and is designed to enhance the environment of the residents.
 - 5.7.2. The proposed elevational changes will have a positive impact upon the amenity of future occupants of the building, by enhancing the internal accommodation, and providing a sense of privacy, pride and ownership.
 - 5.7.3. As such the proposed development is deemed to be in full compliance with the NPPF.

6. CONCLUSION

- 6.1. The proposed alterations have been designed to facilitate and enhance the conversion of the building to residential use. The change of use is not for consideration with this application as it has already been established.
- 6.2. The visual impact of the alterations on the appearance of the building and on the character and appearance of the building in its setting will be positive for the immediate and wider area. It will help to create a sense of place, appropriate for the recently granted residential use of the building and will use an architectural palette of high quality materials. There are no adverse residential amenity implications.
- 6.3. The proposals shall comply with the relevant development plan policies and thus there is no reason why the application should not be approved.