

Design Statement

This Design Statement has been produced on behalf of our client who has recently purchased the property. The dwelling has fallen into disrepair due to poor maintenance by the previous owner and as a result of it being vacant for over a year thereafter. You will note from the photographs submitted the property is now uninhabitable and currently suffers from a significant vermin infestation. The property is also overgrown with bushes and trees causing damage to the property as well as causing nuisance to the neighbours either side.

Our client has purchased the dwelling with the intention of bringing it back into habitable use for his family. The client has approached the neighbours and they have fully welcomed the submitted proposal.

For the dwelling to be suitable for our client a number of alterations are proposed but these have been carefully considered in relation to the Hillingdon Local Plan; and Hillingdon Design and Accessibility Residential Design Guide SPD.

The surrounding area comprises of detached and semi-detached properties of varying styles. The application sits between a semi-detached and a detached property. There is no defined character or architectural style along this section of North View. This part of North View also does not have a strong build line however, this proposal does not look to extend beyond the existing build line of the dwelling.

The proposal is to extend the roof height including side extensions to create a 1.5 storey dwelling with the provision of dormer windows and single storey rear and side extension.

The main element of the scheme is raising the eaves of the existing bungalow by 1 metre and the provision of side extensions to allow for enough head room to achieve habitable rooms within the roof space. Further to this it is proposed to have two hipped dormer windows matching the proposed roof design of the main house on the front roof plane. The size of these dormers match the fenestration at ground floor level and therefore assimilate with the existing proportions of the windows. The rear 1.5 storey element is proposed to have flat roof dormer projecting from the rear elevation of the roof. These will not be visible from the street scene therefore resulting in no significant impact on the visual amenities of the area.

The proposed 1.5 storey extensions to the side and rear are set away by more than 1 metre from the side boundaries of the property to provide a clear visual separation with the neighbouring properties when viewing the proposal from the street. The alterations to the height of the dwelling has been carefully considered in reference to the neighbouring dwellings to ensure that it assimilates with the surroundings and the street scene.

The rear single storey extension is 4 metres beyond the rear of the existing property and partially wraps around one side elevation. This part of the proposal has a flat roof however, will be no more than 3 metres in height. The property is detached and therefore this element complies with the Councils policies. The proposed rear and side extension still allows for the provision of 116 square metre rear garden which again complies with the Councils policies on garden space requirements.

Materials will be carefully selected as to match or complement the materials used in the original house. Any proposed fenestration is to match the existing in terms proportions, style and materials. Windows at higher level on side elevations will be non-opening below 1.7 metres above internal finished floor level and fitted with obscure glass.

The proposal will provide two parking spaces for the property which is considered sufficient for the size of property and sufficient for our clients requirements.

The proposal has been considered in relation to residential amenities of neighbouring dwellings. It is considered that the scheme will not cause any significant impact beyond what currently exists. Whilst the rear extension projects beyond the 45 degree line taken from No. 122 North View the application is set well away from the boundary as to not create any significant adverse impact on the amenities of this dwelling. The proposal has also taken into account the 25 degree line taken 2 metres above the ground level of the neighbouring dwellings and it is considered the proposal will not breach these and therefore sunlight will not be compromised to neighbouring dwellings. It is considered that the proposal has been designed such that it will not result in any significant loss of residential amenities of any neighbouring dwellings. This is supported by the fact that both neighbours welcome the proposed alterations.

The proposed alterations to the house would bring a dilapidated house back into habitable use and particularly making it into a family home for my client. It is considered that the proposal is consistent with Hillingdon's policies. The proposal and will not result in any significant harm to the amenities of neighbouring dwellings or the character and appearance of the dwellinghouse or surrounding area. As such it is our view that the Local Planning Authority should provide support for the proposal.