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Design Statement

This Design Statement is submitted in relation to the submission of this planning application. You will note that a recent application was submitted for an extension (App Ref: 71293/APP/2015/3847) at the site but was subsequently withdrawn following a meeting with the case officer 14th January 2016. In summary he advised the following:

- Redevelopment of the plot for a two storey dwelling instead of extending the existing bungalow.
- Bringing the dwelling forward within the plot to enable a better form of development.
- Replicating the design and appearance of the neighbouring dwellings.
- He was satisfied that a proposal in the above form was unlikely to have any adverse impact on the residential amenities on the neighbouring dwellings.

Following this meeting it was agreed that the dwelling would be redesigned taking the above points into account. A subsequent pre-application submission was made to the Council with a revised design on 29th January 2016 and a meeting was held with the case officer on 26th February 2016. A formal response dated 14th April 2016 was received from the Council in regards to the pre-application submission which concluded:

> "*The proposed development is acceptable as it would bring back into productive use a derelict site. The proposed dwelling presents an acceptable appearance to the street scene, which harmonises well within the wider area whilst protecting the residential amenity of existing neighbours and future residents and occupiers.*
>
> *Based upon the plans and supporting documents that have been submitted, this proposal could be supported*".

On the basis of the above advice our client has instructed us to submit a formal planning application for a two storey detached dwelling for the site. As mentioned previously our client has purchased the property with the intention of bringing the site back into habitable use for his family. At present the dwelling has fallen into disrepair due to poor maintenance by the previous owner and since then has been vacant for more than a year resulting in further deterioration. 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. The client has approached the neighbours and they have fully supported development of the site.

The proposed two storey dwelling has been carefully considered in relation to the Hillingdon Local Plan; Hillingdon Design and Accessibility Residential Layouts SPD; and Hillingdon Design and Accessibility Residential Design Guide SPD.

The surrounding area comprises of detached and semi-detached properties of varying styles. The application site sits between a semi-detached and a detached property. Given the proposal is for a detached dwelling it was considered more appropriate to replicate detached house types within the vicinity of the site.

In terms of scale, massing and height the proposed dwelling looks to replicate No. 122 North View and will have the same ridge height. From a visual amenities point of view the proposed dwelling will assimilate with the surrounding dwellings. The design and appearance also looks to repeat No. 122 North View in terms of the form of the roof, bay windows, fenestration detailing and materials.

This part of North View does not have a strong build line and therefore following advice received from the case officer it was considered that the development should be positioned forward within the plot. The dwelling is positioned so that it is set behind No. 122 North View but forward of No. 91 Eastern Avenue. Whilst the property is set forward of No. 91 Eastern Avenue the proposal has been designed with a single storey element on this side to reduce any impact. No. 91 Eastern Avenue also has a detached garage to the side with the application site boundary thereby further reducing any potential impacts between the two properties.

The proposed dwelling is 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 single storey side and rear element is 4 metres beyond the rear of the proposed dwelling and wraps around the side elevation but is no more than half the width of the proposed two storey element. 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 redevelopment of the site still allows for the provision of more than 100 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 neighbouring dwellings. Any proposed fenestration is to match the design and proportions of neighbouring dwellings. The window at higher level on side elevation 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. This amount of parking is also in compliance with policies set out in the Local Plan. The proposal also provides for more than 25% soft landscaping of the front garden which again complies with the relevant policies and guidance. The proposal also provides provision of bin storage space to the side of the of property for ease of access.

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. The two storey element of the scheme does not breach the 45 degree line. Whilst the single storey rear element projects beyond the 45 degree line taken from No. 122 North View this is a significant improvement on the existing situation as the bungalow is set further back in the garden. The proposed development is also set well away from the boundary as to not create any significant adverse impact on the amenities of this dwelling. The proposal does not breach the 45 degree line in regards to No. 91 Eastern Avenue as the proposed dwelling is set well forward of this property. 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 dwelling is designed in accordance with Building Regulations, Accessible Hillingdon Supplementary Planning Document May 2013 and the Mayor of London Housing Supplementary Planning Guidance November 2012.

The proposed two storey dwelling would bring a dilapidated site 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 support for the proposal as endorsed in the formal pre-application response received.