

**Proposed single storey side and rear extension, first floor side and rear extension, proposal of rear dormer and conservation style roof lights to the front and sides of the roof with associated internal alterations
at**

27 Long Lane, Hillingdon, UN10 8QU

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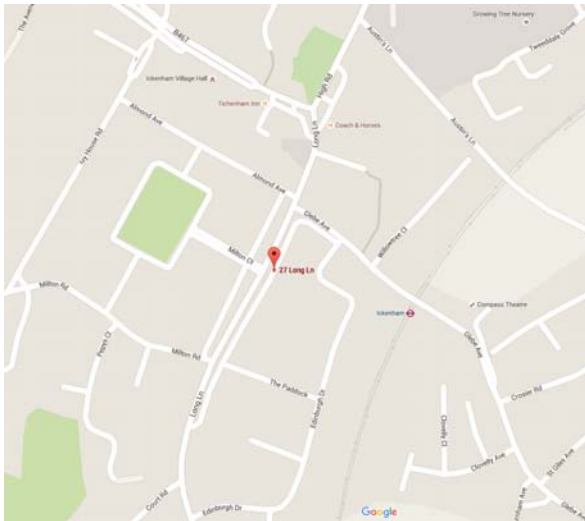
17 Burns Road

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1.0 SITE LOCATION



Aerial view of site looking North



Local area of the site

1.1 Introduction

This Design and Access statement supports a planning application to propose demolition of existing garage and side extension to propose single storey side and rear extension, first floor side and rear extension, rear dormer and conservation style roof lights to the front and the rear of the roof with associated internal alterations.

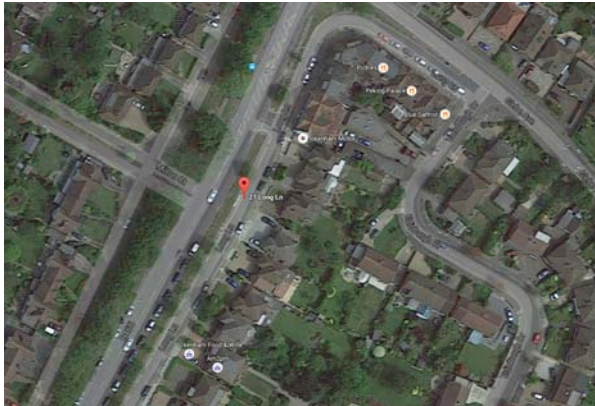
The proposed site is approximately 410 sq.metres. This includes landscaped front and rear gardens. The proposed garage at the side of the property which is effectively retaining 1.0 m gap between the boundary line and the flank wall in order to maintain the visually open gap and also following the planning guidelines for the side and rear extension for single storey.

The two storey rear and side extensions along with the rear dormer to support the larger family dwelling with a 4 children and grandparents. The proposal is keeping with all the policies and therefore the development would not result in any detrimental impact on the appearance of the building.

1.2 Location & Facilities

The application site is within walking distances to local amenities, local bus stops, and the local shops. Primary and secondary schools are within walking distance with several local facilities, such as a Local high street, fitness centre, tennis courts, and a swimming pool. Therefore it is ideal for a larger family.

1.0 SITE LOCATION



Aerial view of site looking North



Site view from Long Lane

1.3 Relevant Planning Policies

The relevant policies of the Adopted UDP (adopted 2004) are:

Ickenham Village Conservation Area policy

Hillingdon Local Plan: Part One Strategic Policies

BE1 (2012) Built Environment

Hillingdon Local Plan: Part One Strategic Policies

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement,

Supplementary Planning Document, adopted December 2008

LPP 3.5 (2011) Quality and design of housing developments

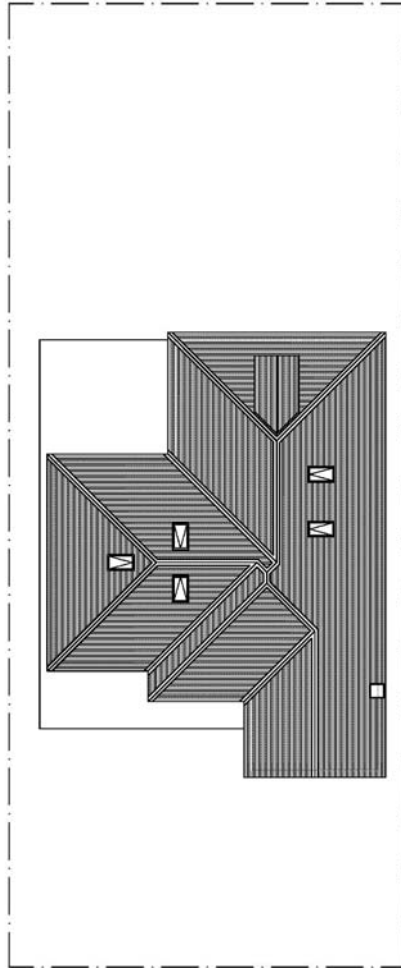
1.0 SITE LOCATION

1.4 History

Relevant Planning History:

Application Number	Site Address	Development Description	Decision	Decision Date
40481/A/87/1386	27 LONG LANE HILLINGDON UB10 8QU	2-Storey side & s/s rear extn	Granted	08-01-1988

2.0 APPLICATION PROPOSAL



Proposed Roof Plan

2.1 Proposed single storey rear and side extension, first floor rear and side extension, rear dormer and conservation style roof lights at the front and sides of the roof with associated internal alterations

The proposal is to provide a sympathetic architectural relationship, including the gaps between them, between the set of four dwellings nos. 27-33 Long Lane. The proposal is therefore considered towards the property no. 25 Long lane and therefore the gap between the property 27 and 29 is maintained as is. The proposal is following all the policies that were out lined at section 1.3 and it complements the existing building and the character is maintained by setting back the first floor extension by 1.0 m.

The single storey side extension is set back by 1.0m m from the boundary line and the first floor side extension is set back by 1.5 m from the boundary line as per the Residential extension guidelines and Ickenham Village Conservation Area policy.

Single storey rear extension is meeting the depth of the neighbouring extension at 29 Long Lane and therefore it will not have any detrimental effects on the neighbouring property in terms of light. The first floor rear extension is also proposed within the 45 Degree line from the centre of the habitable window on either side of the neighbouring property and therefore it is meeting the guild lines.

The proposed dormer is also setting within the roof profile leaving appropriate distance from the ridge lines as per the SPG.

The intension of the proposal is to promote high quality sustainable design and materials, whilst maximising the development potential. The development offers a well-mannered residential living space addressing local strategic objectives.

2.2 Car park

The proposal do not have any changes on the current car parking arrangements.

2.3 Proposed refuse bin store

Proposed bin store will be located at the side of the property toward no. 25 Long Lane.

3.0 CHARACTER & APPEARANCE

The impact of the proposed development upon the character of the area

The proposal is sympathetic to the existing street scene and it contributes in improving the character of the street scene and therefore it does not have any detrimental effect to the residential amenity of occupiers within neighbouring properties.

4.0 ACCESS

4.1 Sustainable Transport

The location is very strategic and ideal with all the amenities within walking distance from the site where nearby main bus stops and Ickenham underground and over ground station will encourage the occupants to use public transport. The development is very ideal as per the guidelines for green transport by LDA.

5.0 SUSTAINABILITY

5.1 Site Management

A project team member will be appointed to monitor commissioning on behalf of the client to ensure work will be carried out in line with current Building Regulations and (where applicable), best practice and where there are complex systems then a specialist agent or manager will be appointed.

Sort and recycle construction waste on site:

We intend to adopt best practice policies in respect to air (dust) pollution, adopt best practice policies in respect to water (ground and surface) pollution.

5.2 Health and Wellbeing

At least 80% of occupied floor area is adequately daylight.

All internal and external lighting, where relevant, will be specified in accordance with the appropriate maintained luminance levels recommended by CIBSE.

External façade windows to all occupied areas are openable.

Background ventilation is designed in accordance with the Building Regulations Part F

In all areas of the building, heating will be zoned to take account of the different loads in different areas of the property.

At least 75% of internal light fittings within the property space are dedicated energy efficient fittings capable of only accepting lamps achieving an efficiency of 40 luminaires-lumens/Watt or greater.

Energy efficient external luminaires are specified and all light fittings controlled for the presence of daylight.

5.3 Materials

All exposed walls, floors, roofs will achieve requirement of Building Regulations Part L1.

All windows will achieve max. U Value of 1.8 W/m²K

Materials used in Basic Building Elements will be responsibly sourced. This includes ground floor, upper floors, roof, external and internal walls, foundations / substructure and staircase. For timber products this requires third party certification to show that the timber has come from a sustainable managed source.

CONCLUSION

The proposal reflects the sympathetic approach to the design. It is not harmful to its surroundings; it enhances and improves the character and appearance of the area.

The meets the relevant policies of the Adopted UDP, Supplementary Planning guides and therefore the Planning officer is respectfully requested to grant the permission.