

**Design Statement**

**for**

**948 Uxbridge Road UB4 0RL**

First floor extension, conversion of roofspace to habitable use including a rear dormer, and conversion of a 2 Bedroom maisonette to 1 x 1 bed flat and 1 x 2 bed flat with associated amenity space, cycle parking, parking and refuse storage.

**January 2023**

## **1.0 PLANNING HISTORY - 948 UXBRIDGE ROAD**

**71461/APP/2016/699 – 03 March 2016 – PERMISSION GRANTED – NOT IMPLEMENTED**

**71641/APP/2020/1471 - 13 May 2020 – REFUSED**

The proposed rear dormer window, by reason of its size, scale, bulk and design would fail to harmonise with the architectural composition of the original property and would be detrimental to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management Policies (January 2020).

**71641/APP/2021/1828 – 06 May 2021 - REFUSED**

The development would lead to the unacceptable subdivision and loss of a small single family dwelling for which there is an established need in the Borough. The development would therefore be contrary to policy DMH 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

## **2.0 PLANNING HISTORY FOR SIMILAR PROPOSALS PROPERTIES WITHIN THE SAME TERRACE**

**958 Uxbridge Road UB4 0RL – 75048/APP/2019/2779 - APPROVED**

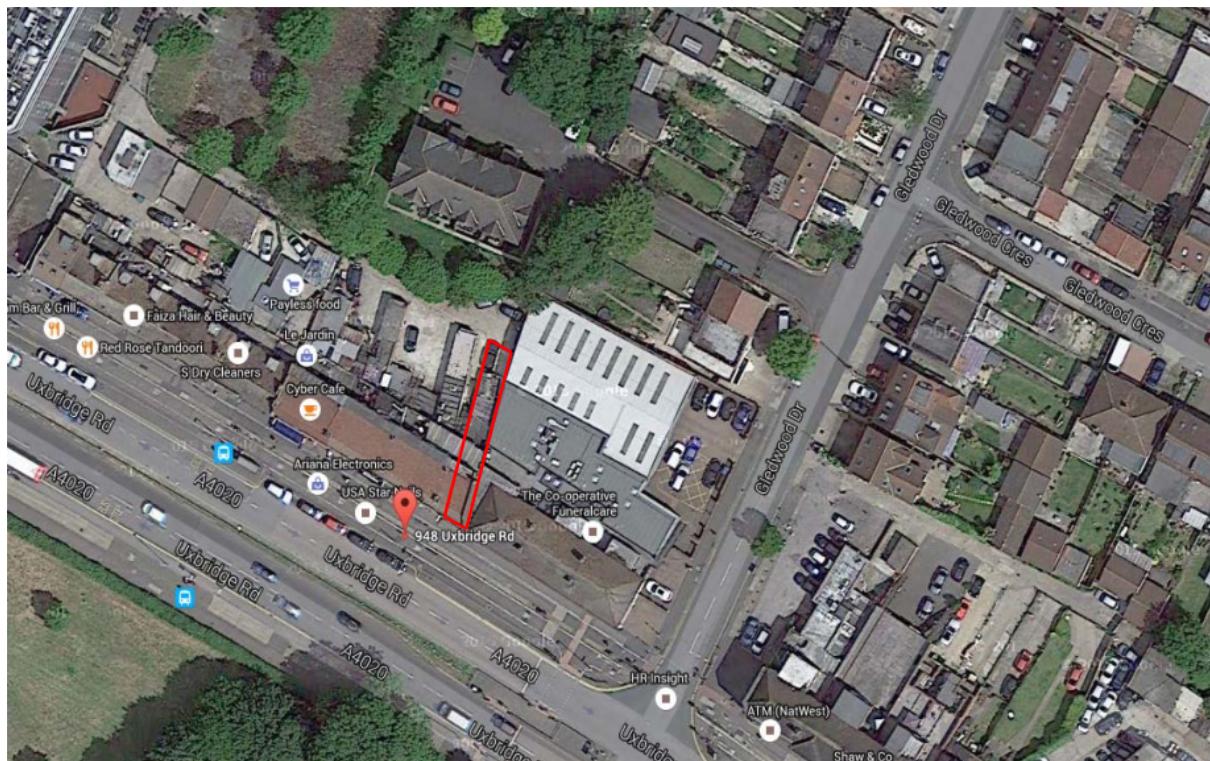
**970 Uxbridge Road UB4 0RL – 57860/APP/2019/2722 - APPROVED**

**974 Uxbridge Road UB4 0RL – 73299/APP/2018/906 - APPROVED**

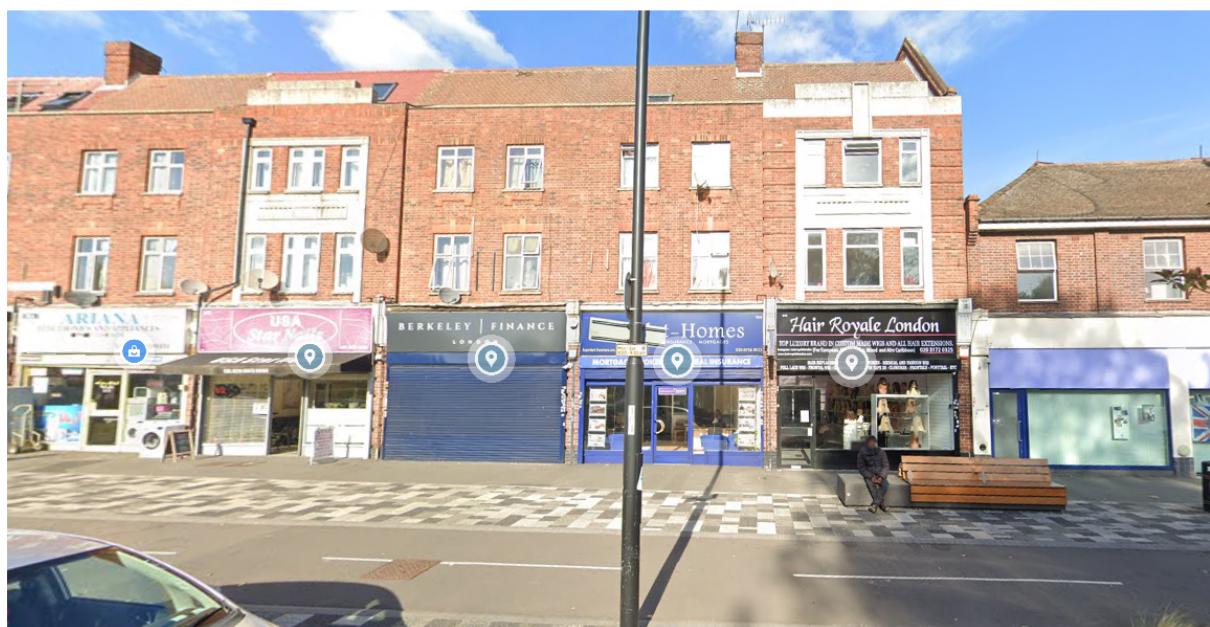
**962 Uxbridge Road UB4 0RL – 75857/APP/2021/102 - APPROVED**

## 2.0 SITE AND EXISTING PROPERTY

The application site is on Uxbridge Road in Hayes.



The building is a 3-storey, end terrace of a prominent retail shopping parade opposite open park-land. The ground floor provides a retail unit at the street front and associated storage, parking and refuse storage at the rear. The first floor and second floor are residential providing a 2 bedroom maisonette with stepped access from the rear of the property. The building has been altered at the rear to add a conservatory at first floor level which is associated with the residential dwelling. The building is accessed by car and on foot from Whittington Road or via a pedestrian footpath from Uxbridge Road.



### 3.0 PROPOSAL

The proposals seek to convert the existing loft space to residential use and add a dormer to the rear of the existing roof, remove and re-build the existing conservatory to provide accommodation that meets current thermal standards, and carry out internal alterations to facilitate the use as a 1 Bed 2 Person flat at first floor, and a 2 Bed 3 Person maisonette at second and third (loft) floors.

The new flats achieve the following space standards:

FLAT	B/P	AREA	ROOM SIZES	AMENITY
Flat 1	1B2P	50.6m2	Living 17m2, Bedroom 14m2	Terrace 15.6m2
Flat 2	2B3P	66.8m2	Living 20.2m2, Bedroom 1 12.9m2, Bedroom 2 13.3m2	Terrace 4m2

External changes include the re-built conservatory (in facing brick), a new metal access staircase to the rear, a new dormer at roof level (to be finished with vertical hung tiles), and metal balustrading to the rear terraces.

The front elevation will have 2 new rooflights.

The rear dormer will be similar in size to the one added at number 958 Uxbridge Road.

The property will have new windows to the rear.

The external space to the rear will be finished with new hard-standing (concrete and paving).

All new construction will meet modern building regulations with enhanced thermal performance and sustainable materials.

#### 4.0 PLANNING STATEMENT – RESPONSE TO PREVIOUS REASONS FOR REFUSAL

##### **71641/APP/2021/1828**

We acknowledge the reasons for refusal set out in the 2021 planning application **71641/APP/2021/1828** but we would note that several planning applications of the same nature have been approved in this same terrace of buildings. Examples can be found below:

958 Uxbridge Road UB4 ORL – ref: 75048/APP/2019/2779

970 Uxbridge Road UB4 ORL – ref: 57860/APP/2019/2722

974 Uxbridge Road UB4 ORL – ref: 73299/APP/2018/906

962 Uxbridge Road UB4 ORL – ref: 75857/APP/2021/102

We note the change in Policy DMH4 in January 2020 to preclude conversion of properties less than 120sqm and flats over more than one floor but we would contest that permission has been granted for the same proposal since this policy change and make specific reference to permission **75857/APP/2021/102 (962 Uxbridge Road UB4 ORL)**, which permitted conversion of a property of the same size within the same terrace to 2 flats, including a maisonette. **The Officers Report for this particular application made no reference to Policy DMH4.**

We note the reference to family-sized dwellings but we would contest that this property and the ones within this terrace are not suitable for use as a family units due to the rear staircase access (which is difficult to negotiate with buggies) and the lack of child friendly external amenity space.

We would also note that contrary to the information shown on the previously submitted plans the existing maisonette has **2 bedrooms only**, with a Living Room, Kitchen, Conservatory and Bathroom.

We believe this location is better suited to younger residents who are able to negotiate the external staircase and not require amenity space.

## 71641/APP/2020/1471 Reasons for Refusal

We acknowledge the reasons for refusal set out in the 2020 planning application

**71641/APP/2020/1471** namely the size of the proposed rear dormer, but we contest that this type of dormer has been permitted further along the terrace and would make specific reference to the dormer constructed at the rear of No. 956/958 Uxbridge Road which is a full width dormer with flat roof terrace. View below.



This end terrace property adjoins a commercial unit with a large flat roof at the rear so it occupies a unique position with a large flanking wall which is only just visible from the adjacent street Gledwood Drive. There is no over-looking issue to this side of the property. View below.



View from Uxbridge Road and Gledwood Drive junction



View from Gledwood Drive



View from Rear Access Road showing raised boundary wall to adjacent commercial property.

The dormer in this proposal has been reduced in width to maintain a margin to both the gable wall and the party wall.

## 5.0 SUMMARY

We believe the proposals provide two good quality flats that meet the space requirements of The London Plan.

We acknowledge the content of Policy DMH4 but we do not believe this property offers suitable accommodation for a family.

Several of the buildings within the same terrace have been converted to flats in the same manner (in contravention of DMH4).

The works to the property provide an opportunity to improve the thermal standards of the existing building.

The addition of the rear dormer is in keeping with similar extensions on the same terrace.