



mw.MTWarchitects@gmail.com

077 377 65898

21 Southwold Road
Watford
Herts
WD24 7DP



Single storey extension to rear of private dwelling, 72B Tolcarne Drive, Pinner HA5 2DQ

DESIGN & ACCESS STATEMENT

Introduction

The applicant herein applies for Full Planning Permission to add a small, projecting rear extension to the dwelling, to improve internal amenity.

The application is one three similar detached dwellings constructed in 2003/2004.

The property has ample bedroom provision for the size of dwelling, but ground floor amenity (living space) is lacking and the configuration does not make ideal use of the site layout.

Planning permission was granted for a 'full width' single storey rear extension in 2016, but circumstances meant that this was not pursued.

The applicants have since reconsidered their requirements and this application contains proposals for a far simpler, smaller extension than previously approved, which improves the amenity of the dwelling whilst avoiding the extensive alteration works required.

Assessment

Tolcarne Drive is a quiet, 'suburban' residential road, comprising a mix of detached, semi-detached and flatted developments. There is similarly a variety of sizing and architectural styles.

It is located with the Northwood Hills Ward, in the constituency of Ruislip, Northwood and Pinner.

Orientation is generally North-west/South-east.

The application property lies on the southern side of the road. The property sits between two similar properties (no.s 72A and 72C), which complete the trio constructed in 2003/2004. To the rear lies an area of open ground bordering Joel Street Allotments.

The property and its neighbours benefit from adequate off-street parking. For the size of the plot, bedroom space (it is essentially a four bedroom dwelling) is good, but the property suffers from a lack of adequate ground floor amenity, in the form of living/dining space.

There is also not a great relationship on the ground floor between the living spaces and the rear private garden; the staggered arrangement of the three dwellings means that the rear garden area and internal dining space are in shadow, lacking daylight for much of the day due to the significant projection of the adjoining property's flank wall to the south east.



mw.MTWarchitects@gmail.com

077 377 65898

21 Southwold Road
Watford
Herts
WD24 7DP



An approval was gained in 2016 for a full-width rear extension. This provided generous additional floor area, significantly increasing the living and dining amenity. It did though also significantly reduce the rear garden area, and on further consideration resulted in significant structural alteration works, which, due to existing ceiling heights/construction would have resulted in a compromised internal appearance.

A more modest extension can completely change the outlook and potential internal arrangement of the internal amenity whilst maintaining more of the external garden space and improving the 'inside outside' relationship by direct views away from the neighbouring flank wall in to the private garden space itself.

The site area is some 294m². The footprint of the existing buildings is some 85m².

The property is not within a Conservation Area.

The site is not within Green Belt, but the allotments area to the south west is Green Belt land.

There is an area of 'Nature Conservation' to the east/south east, running along the stream that cuts through the Green Belt land. The site itself has no direct relationship with that area though due to the arrangement and orientation of properties.

The property is not within an area subject to an Article 4 Direction.

The property is not within an 'Area of Special Local Character'.

The property is not Listed.

The site lies with a 'Developed Area'.

The applicants have considered the overlying complexities and opportunities as prescribed by planning policy and the existing locale/neighbourhood circumstances, as well as reviewing/considering local character, development strategies and aesthetic, outlook etc.

Previous applications have also been taken into consideration.

Previous applications

There are several planning records registered in relation to the application site, as listed below. The initial ones are for the original construction of the property (along with its two neighbours).

- **72247/APP/2016/3588;** Decision date 21st November 2016; *Single storey rear extension;* Decision: Approved.
- **51269/APP/2008/637;** Decision date 21st April 2008; *Conversion of integral garage;* Decision: Approved.
- **51269/APP/2002/164;** Decision date 26th February 2003; *Erection of three detached dwellings;* Decision: Approved.



mw.MTWarchitects@gmail.com

077 377 65898

21 Southwold Road
Watford
Herts
WD24 7DP



- **51269/A/99/2026**; Decision date 23rd September 1999; *Erection of three detached dwellinghouses*; Decision: Approved.
- **51269/96/1440**; Decision date 30th July 1997; *Residential development of 54 habitable rooms per acre, 132.2 habitable rooms per hectare*; Decision: Refused (Appeal Dismissed).

The earlier applications are for the original construction of the property (along with its two neighbours).

The conversion of the integral garage was carried out following granting of permission, however no rear extension was followed through with in relation to the most recent approval.

Policies relevant to the application and development of the application site

Planning policies for London of Hillingdon, as well as national planning policy defines attention to numerous considerations.

Below policies (relevant extracts) have been considered in the submission:

Hillingdon Local Plan Part 1 – Strategic Policies

Policy BE1 – Built Environment

- **The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:**
- i) Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
- ii) Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;
- ix) Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.

This policy's aims are to ensure that any development at its very least maintains the quality of the built environment within which it lies, including paying all due care and attention to adjoining properties and avoiding 'over-development' and damage to local biodiversity and flood risk protection. See later.

Hillingdon Local Plan Part 2 - Development Management Policies 2020

Policy DMHB 11 – Design of New Development



mw.MTWarchitects@gmail.com

077 377 65898

21 Southwold Road
Watford
Herts
WD24 7DP



- **A: All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:**
- i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site;
 - impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities.
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated London Borough of Hillingdon Local Plan Part 2 - Development Management Policies 50 and un-designated, and their settings.
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.
- **B: Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.**

This policy's aims are to ensure that any extension works proposed take full account of the surrounding properties as well as the development property itself. See later.

Policy DMHD 1 – Alterations and Extensions to Residential Dwellings

- **A: Planning applications relating to alterations and extensions of dwellings will be required to ensure that:**
- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained;
- vii) adequate off-street parking is retained;
- viii) trees, hedges and other landscaping features are retained;
- **B: Rear Extensions:**
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported;

The policy's aims are to protect existing urban fabric and neighbouring amenity and character. See later.



mw.MTWarchitects@gmail.com

077 377 65898

21 Southwold Road
Watford
Herts
WD24 7DP



Evaluation of Proposals

The proposals are illustrated in the submitted drawings.

In the first instance, it is to be noted that a much larger, full-width extension was approved for development in 2016. This was not however constructed. The case officer's report at the time stated 'the proposed extension would constitute a subordinate addition to the existing dwelling and it is considered that it would be in keeping with the integrity of the dwelling and the character and appearance of the surrounding area, thereby according with the requirements of Policy BE1 of the Hillingdon Local Plan: Part One.'

In addition, 'With regards the impact on neighbouring residential amenity, it is considered that the proposed development would not have any adverse harm on the residential amenities of the occupiers of the adjacent dwellings no.s 72A and 72C from increased overshadowing, loss of sunlight, visual intrusion and over-dominance'.

In reconsidering the occupants requirements and resolving the content of this new application, the site circumstances were assessed by site inspection and via desk-study, to review the development constraints and opportunities in the light of physical site properties, local development, local character, architectural form and aesthetic and neighbouring amenity.

Assessment was made of prescribed sight lines and proximity constraints, as well as consideration of factors covered under Appendix A to the Hillingdon Local Plan Part 2 - Development Management Policies 2020 ("Householder Development Policies"), prescribing acceptable parameters for residential alterations and these policies were considered during the design development.

The proposed extension is required to improve internal amenity as well as better-integrating the dwelling with its rear garden amenity.

At present, the arrangement of the living space is cramped and does not take in to account immediate surroundings in that daylight and direct sunlight are limited due to the presence of the large blank flank wall of no.72C to the application sites' immediate south east. This restricts daylighting until around midday and then the arrangement of the existing projecting living room 'bay' overshadows the same space from the mid afternoon onwards.

This situation can be easily addressed by 'handing' the offset 'bay' arrangement, which also has the effect of redirecting the occupants relationship with the garden spaces more around to the south west, thereby providing further benefits in terms of amenity.

Taking in to account coordinating brickwork dimensions, it is proposed to extend the new bay out 1.8m from the face of the existing bay to ensure well-constructed brick course coordination with existing. This results in an extension of 3m from the rear of the existing dining room. This size of extension enables the existing dining room to be 'opened out' in to the rear garden, with new windows directing views south-west across the remaining garden areas.

The height, pitch and materials of the existing projecting bay are to be retained and extended to seamlessly link the new with the existing.



mw.MTWarchitects@gmail.com

077 377 65898

21 Southwold Road
Watford
Herts
WD24 7DP



There are no principal habitable space windows to the flank wall of 72C that would be negatively affected by the proposed extension.

No notional 45 degree sight lines from rear windows of adjacent properties come in to play as a result of the proposals.

Parking and cycle storage

Provision and access for cycle storage, refuse storage and garden maintenance are unaffected.

Parking provision is unaffected by the proposals.

Flood Risk Assessment

Whilst the nearby stream running through the adjacent open grounds is noted as being (within its immediate 'cutting' location) a Flood zone 3 location, the property itself is not at risk of flooding as identified on Environment Agency risk mapping.

Trees

There are no trees affected by the works.

Materials

All proposed materials are noted on the submitted drawings.

All existing facing materials and windows, rainwater goods etc. are to be replicated within the new extension.

Access Provision

Disabled access is not affected by the proposed works.

Security/Safer Places

The existing rear boundaries to the site are to be retained.

All new windows are to be installed with high-security ironmongery and construction, in line with the principles of Approved Document Q of the Building Regulations, "Security – Dwellings".

Sustainability

The proposed extension is to be detailed and constructed to exceed minimum prescribed Building Regulations thermal performance standards, so as to ensure energy efficiency and minimise energy loss.



mw.MTWarchitects@gmail.com

077 377 65898

21 Southwold Road
Watford
Herts
WD24 7DP



Planning policy promoting good design in terms of building performance will be respected, for the benefit of the general environment and occupants alike.

Refuse Containment Storage and Collection

The existing provision of internal and external recycling and refuse storage are maintained.

Conclusion

Improvements to the internal amenity of the dwelling are required.

Permission for a larger extension was granted in 2016, but not implemented.

This smaller, half-width extension addresses the need to improve the internal living space but avoids taking up too much important garden amenity and avoids more invasive structural works.

The proposals will place no negative impact on surrounding properties.

Scale and height respect existing properties in the vicinity, adjoining properties' amenity has been observed and overlooking and visual intrusion avoided.

We therefore consider that the submitted proposals offer a positive proposal to the benefit of both occupants, neighbouring properties and the locale as a whole, sustaining the objectives of local and national planning policy.