

**SUBMITTED ELECTRONICALLY VIA
PLANNING PORTAL REF PP-09710728**

29 April 2021

Our Ref: PD/KH/21018

Mr James Rodger
Head of Planning, Transportation & Regeneration
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
Middlesex
UB8 1UW

Dear Mr Rodger

**TOWN AND COUNTY PLANNING ACT 1990
CONSTRUCTION OF 2 NO. REAR DORMERS
101-103 LANSBURY DRIVE, HAYES UB4 8RW**

I enclose a full planning application for the construction of 2 no. rear dormers at Nos 101-103 Lansbury Drive, Hayes UB4 8RW. The application is submitted on behalf of Mr J Rai, the landowner.

The application comprises:

- (1) Application Form and Ownership Certificate
- (2) Application Drawings prepared by Zanoply Architects:

Location Plan (1:1250@A4)
Existing First Floor Plan (1:100@A3)
Existing Second Floor Plan (1:100@A3)
Existing Roof Plan (1:100@A3)
Existing Street Front Elevation (1:100@A3)
Existing Rear Elevation (1:100@A3)
Existing East Elevation (1:100@A3)
Existing West Elevation (1:100@A3)
Existing Section C (1:100@A3)
Existing Section D (1:100@A3)

Proposed First Floor Plan (1:100@A3)
Proposed Second Floor Plan (1:100@A3)
Proposed Roof Plan (1:100@A3)
Proposed Street Front Elevation (1:100@A3)
Proposed Rear Elevation (1:100@A3)
Proposed East Elevation (1:100@A3)
Proposed West Elevation (1:100@A3)
Proposed Section C (1:100@A3)
Proposed Section D (1:100@A3)



Town Planning &
Development Consultants
Highway House
Lower Froyle
Hants GU34 4NB

Tel 01420 520000
Fax 01420 521111
Email pda@ic24.net

- (3) Photographs
- (4) CIL Additional Information Requirement Form dated 19 April 2021
- (5) LPA application fee of £407 paid via Planning Portal reference PP-9710728.

The existing buildings contain C3 residential flats above the ground floor A1 retail uses (one of the existing flats has its living and kitchen accommodation at ground floor). The proposal would provide additional loft accommodation for the flats within the roof served by the rear dormers. The A1 use would be retained unchanged. The Council's housing need studies indicate a substantial borough-wide requirement for larger affordable and private market units, particularly 3 bedroom properties. The proposal would provide additional accommodation thereby resulting in larger family units in accordance with Policy DHM 2.

The proposed dormers are designed to reflect the Council's design guidance for residential extensions and roof additions (Local Plan Part 2, Appendix A). The dormers would be lower than the height of the main ridge to the building (set down 300mm below the ridge height) and would sit above the eaves (set back about 200mm above the eaves). The dormers would be set in 300mm from the edge of the roof. The dormer windows are smaller than the ground and first floor windows.

The proposal does not involve a Conservation Area, Area of Special Local Character or listed or locally listed building where additional guidance and protection is afforded.

There are other rear dormers on two of the remaining three corner blocks at this junction of Lansbury Drive and Balmoral Drive. The photographs accompanying the application show the existing dormers to Nos 109-111 Lansbury Drive (on the opposite side of Balmoral Drive to the application properties) and Nos 96-98 Lansbury Drive (opposite side of Lansbury Drive to the southeast). Large dormers are therefore an established characteristic of these corner blocks.

The proposed dormers would not be prominent in the street scene. They would be screened by the semi-detached houses of Nos 97-99 Lansbury Drive to the south and are set back about 16 metres from Balmoral Drive.

The proposed dormers would not result in any unacceptable overlooking. The nearest garden is to No 241 Balmoral Drive about 20 metres to the west. The dormers would not breach the BRE 25 degree rule of thumb when measured from the nearest rear windows in Nos 97-99 Lansbury Drive.

I trust that the submitted information is sufficient to enable the Council to determine the application, but if you require any further information please do not hesitate to contact me.

Yours sincerely



PAUL DICKINSON
BA (Hons) MRTPI MRICS MCMl