

19 Lawn Avenue

West Drayton

UB7 7AQ

Proposal:

*Erection of a first floor side extension and erection of a
front dormer*

Introduction:

The proposed site benefits from a number of approved Certificates of Lawful Development, which have been implemented on site. The resultant form, although lawful, results in a disjointed appearance within the street scene.

This application seeks to move forward from the lawful development certificates and provide a more cohesive form of development, that respects both the architecturally integrity of the host building and the wider area, given its siting within the ASLC West Drayton Garden City.

Site Location:

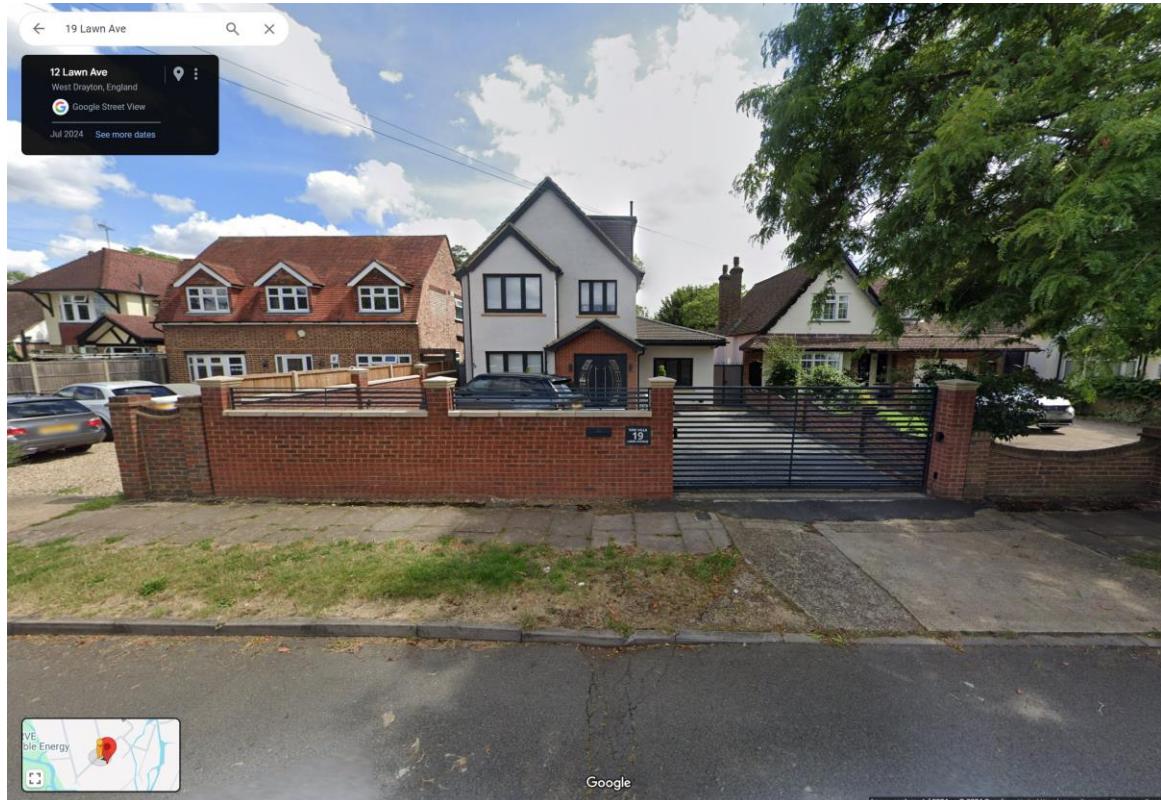
The property is a two storey detached dwelling located on the eastern side of Lawn Avenue, close to the junction with Sunray Avenue. It is characterised through its front gable roof form and cat-slide element to the side.

The proposal seeks to retain these elements, to ensure a cohesive form of development within the street scene, whilst respecting the character and appearance of the wider area.

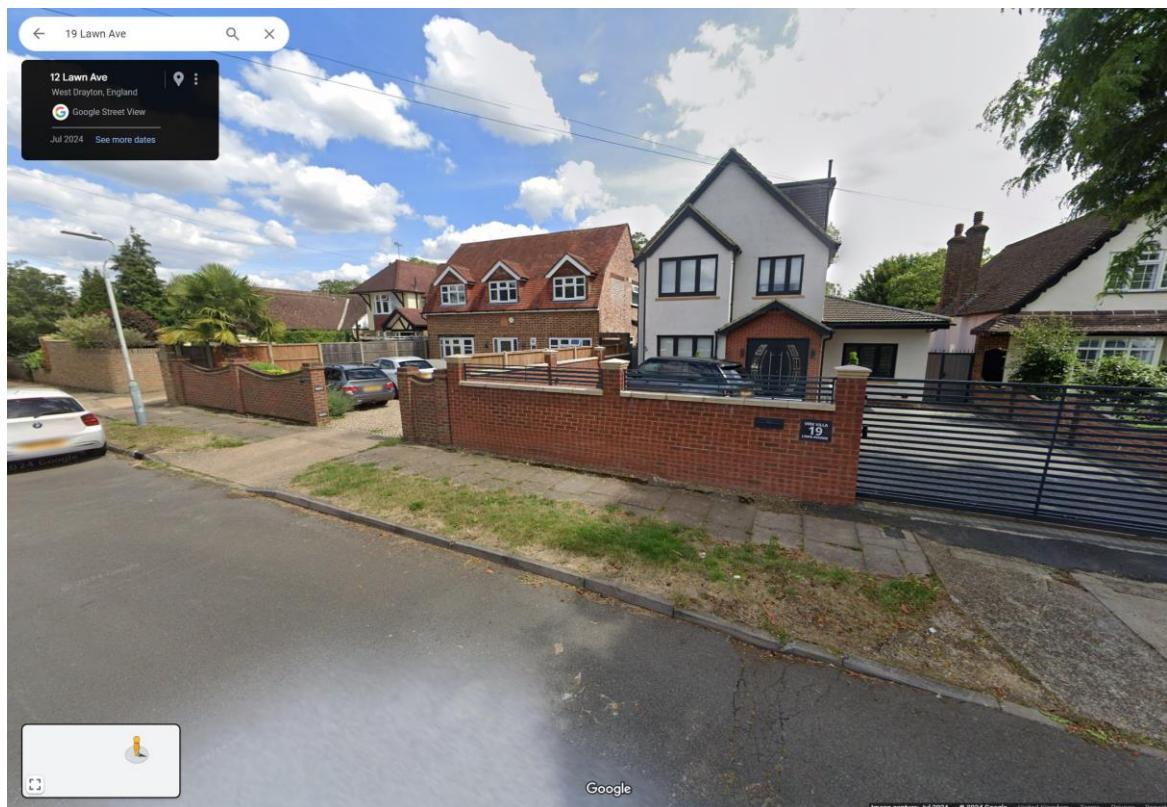
The site is not under the constraints of a Listed Heritage Status, Conservation Area and there are no TPOs on site.

The property benefits from 3 off road parking spaces.

Property when viewed front on:



Property within the street scene, small front dormers are prevalent:



Planning History:

PLANNING APPLICATIONS SEARCH

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Reference	Location	Proposal	Received	Status
75358/APP/2023/3409	19 LAWN AVENUE WEST DRAYTON UB7 7AQ	Erection of a pergola structure to the rear	27-11-23	Refusal
75358/APP/2021/2520	19 LAWN AVENUE WEST DRAYTON UB7 7AQ	Construction of front porch	23-06-21	Withdrawn (P)
75358/APP/2021/1420	19 LAWN AVENUE WEST DRAYTON UB7 7AQ	Conversion of roof space to habitable use to include a side dormer, 4 side roof lights and gable end window to rear (Application for a Certificate of Lawful Development for a Proposed Development)	10-04-21	Approval
75358/APP/2020/4075	19 LAWN AVENUE WEST DRAYTON UB7 7AQ	Part two storey, part single storey side/rear extension	08-12-20	Appealed
75358/APP/2020/3066	19 LAWN AVENUE WEST DRAYTON UB7 7AQ	Single storey side extension and part single storey, part two storey rear extension	28-09-20	Approval
75358/APP/2020/1923	19 LAWN AVENUE WEST DRAYTON UB7 7AQ	Two storey side extension and part two storey, part single storey rear extension	24-06-20	Refusal
75358/APP/2020/228	19 LAWN AVENUE WEST DRAYTON UB7 7AQ	Two storey side extension and part two storey, part single storey rear extension	23-01-20	Refusal

As can be seen, the single storey side extension and conversion of roof space for habitable use has been previously approved. Notably, the front porch has also been constructed under permitted development rights.

Whilst there have been previous refusals for a two storey element, this new proposal seeks to address the concerns of bulk and massing, as well as a well considered design that integrates into the wider area.

Relevant Planning Policy:

The relevant planning policy can be found in the Hillingdon Local Plan Part Two (2020).

These have been highlighted as

DMHB11	Design of New Development
DMHD1	Alterations and Extensions to Residential Dwellings
DMHB 5	Areas of Special Local Character

Principle of Development:

The principle of development has already been established within the area, as it consists of alterations to a residential dwelling. The principle of a side extension and front dormers have been established from neighbouring properties, particularly when viewing No 17 and 15 Lawn Avenue, the two adjacent properties.

There would be no change of use and no alterations that would impact the area with respect to the siting within Flood Zone 1.

The principle of development is considered acceptable.

Design and Character:

The property has undergone previous lawful alterations and benefits from a wrap around ground floor extension, the conversion of the roof space for habitable use, including the erection of a large side dormer and part first floor rear extension.

Whilst the ground floor elements sit well with the character and appearance of the host dwelling, the side dormer currently results in an incongruent feature within the street scene and with the host building.

The existing form is shown below.



The proposal would see the loss of the high bulky side dormer, with the side element seeing a drop in height from the roof ridge, appearing more subordinate to the host dwelling.

The side element would see the reintroduction of the front facing cat slide element, which would bring a more cohesive appearance to the dwelling. In this way the development seeks to preserve and enhance the character of the area. The front dormer would sit comfortably within the roof space reducing the disjointed elements even further. Front dormers are apparent in the area, namely at Nos 17 and 15 Lawn Avenue, which would be in keeping with the area.

A significant gap of over 1m has been retained to the boundary with No 21, to ensure there is sufficient space to reduce the chance of a terracing affect and to maintain the prominent visual gap.



The proposal would appear subordinate to the host dwelling and wider character and appearance, respecting the wider ASLC. The proposal would reintroduce the cat slide element respecting the architectural integrity of the host building.

For the reasons stated above, the proposal is considered to comply with the aims of Policies DMHD1, DMHB11 and DMHB5 of the Hillingdon Local Plan Part Two (2020).

Impact to neighbouring properties:

The development would not impact No 17 Lawn Avenue, given that it would be on the opposite side of the proposal.

The impact to No 21 Lawn Avenue would see a reduction in overlooking, as the side windows from the dormer would no longer be present. In terms of distance, the side extension would be 1m away from the boundary. There would be no significant decrease in the outlook or light received by no 21 Lawn avenue and there would not be a significant increase in sense of enclosure.

The proposal would not result in unduly harm to the amenities of neighbouring occupiers, in compliance with DMHD1 and DMHB11 of the Hillingdon Local Plan Part Two (2020).

Highway and Traffic Impact:

The proposal would see an increase of 1 bedroom, however there are 3 off road car parking spaces in situ which would be retained.

The proposal would meet the aims for Policies DMT 2 and DMT6 of the Hillingdon Local Plan Part Two (2020).

Summary

The proposal meets the requirements and aims of the Hillingdon Local Plan Part 1 and the Hillingdon Local Plan Part Two.

The proposal would see a more cohesive form of development that seeks to enhance and preserve the area.

There would be no traffic impacts.

For the reasons outlined above, the proposal should be recommended for approval.