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Planning Statement

for a

Proposed 3-Bedroom 2-Storey Dwelling
with Accommodation within the Roof Space

at

8 Birch Avenue
West Drayton
UB7 8DD

BMD/1133

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Introduction

This planning statement has been prepared to accompany a planning application for the erection of a proposed 3-bedroom, 4-person, 2-storey dwelling with accommodation within the roof space on land adjacent 8 Birch Avenue, West Drayton UB7 8DD

8 Birch Avenue is a 3 bedroom, two storey end of terrace dwelling located on a corner plot on the south/west corner of the crossroads with Pear Tree Avenue.

To the east of the property is a large side garden where the new dwelling shall be located.

Planning History

There is no previous planning history at the property.

Proposed Development

The application is for a new 3-bedroom, 4-person, 2-storey dwelling with accommodation within the roof space on land forming part of No. 8 Birch Avenue, along with associated parking and amenity space.

The proposals also include the erection of a new porch on the front elevation of 8 Birch Avenue and the installation of a new vehicular crossover and parking to the front of the property.

Principle of Development & Local Precedent

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of on-site parking.

A number of similar developments in close proximity to the application site were previously considered acceptable by the Local Authority and should be taken into consideration when assessing the proposed development.

Planning permission Ref: 68461/APP/2012/2935 was granted on 24 January 2013 for a proposed two storey, 3-bedroom attached dwelling with associated parking and amenity space and installation of vehicular crossover to front of land forming part of 9 Birch Avenue

Planning permission Ref: 64705/APP/2013/602 was granted on 20 May 2013 for a proposed two storey, 2-bedroom, attached dwelling with associated parking and amenity space and installation of 2 x vehicular crossovers to front of No.2 and land forming part of 2 Birch Avenue.

Design & Layout

The proposed house shall be a continuation of the existing terrace of four houses along this section of Birch Avenue.

The roof ridge line, eaves and window levels of the new property shall all line through with the existing house.

The materials and window styles of the new dwelling shall match those of the existing property allowing the building to blend seamlessly into the existing terrace.



Fig 1 Proposed Front Elevation

The application is for a new 3-bedroom, 4-person, 2-storey dwelling with accommodation within the roof space.

The dwelling shall have 37sqm of floor space on the ground floor, 35sqm on the first floor and an additional 14sqm within the loft providing a total of 86sqm of internal floor area.

This will comply with the 84sqm minimum floor space standards set out in the London Plan and 81sqm floor space standards stated in the Hillingdon Design and Accessibility Statement.

The windows of the first-floor bedrooms have been carefully positioned to avoid overlooking of neighbouring properties and gardens.

The rear window of the loft bedroom shall have obscured glazing and non-openable sections below 1700mm above floor level to avoid overlooking and loss of privacy.

This bedroom also benefits from two roof windows on the front roof slope providing additional outlook for the space.

A new porch is proposed for the existing house which will be of a size acceptable under permitted development and in keeping with a number of similar porches in the area.

The new property shall be set back 1200mm from the side boundary.

An existing electricity sub-station on the corner of Birch Avenue and Pear Tree Avenue provides additional separation from No. 31a Pear Tree Avenue.

The bulk, scale, design and siting of the new dwelling on the plot has been carefully considered to avoid any adverse impact on the residential amenity and privacy of the neighbouring properties.

The new development shall not impact on the existing building lines along Birch Avenue and Pear Tree Avenue as shown in Figure 2 below.



Fig 2 Building Lines

Amenity & Landscaping

The existing plot has a total area of 346sqm

There is a total 304sqm of garden area located to the front, side and rear of the existing house.

Following redevelopment, 60sqm of rear garden space shall be retained for the occupants of No. 8 Birch Avenue.

The new property shall also have 60sqm of private amenity space in accordance with the minimum levels set out in the Local Authority's guidelines and the London Plan.

Parking for two vehicles shall be provided at the front of the new property with access via an existing dropped kerb.

New off-street parking for one vehicle will be provided for the existing dwelling accessed via a new vehicle crossover.

Permeable paving shall be provided for the new driveways.

New areas of planting shall be provided at the front of the properties and the existing hedge shall be retained around the front boundary.

New landscaping shall be provided as shown on the site plan.

A 2m high close boarded timber fence shall be provided around the boundary.

Secure cycle parking is being provided in the rear gardens of the properties as well as areas for the storage of waste and recycling.

Accessibility

The new dwelling shall be designed to Lifetime Homes standards in accordance with policy 3.8 of the London Plan and the HDAS - Accessible Hillingdon

Community Infrastructure Levy

The applicants are aware of their CIL requirements and shall complete and submit a CIL Form 7: Self Build Exemption Claim - Part 1 prior to the commencement of the development.

Renewable Energy

Suitably sized solar panels located on the dormer roof are proposed for the new dwelling to provide renewable energy.

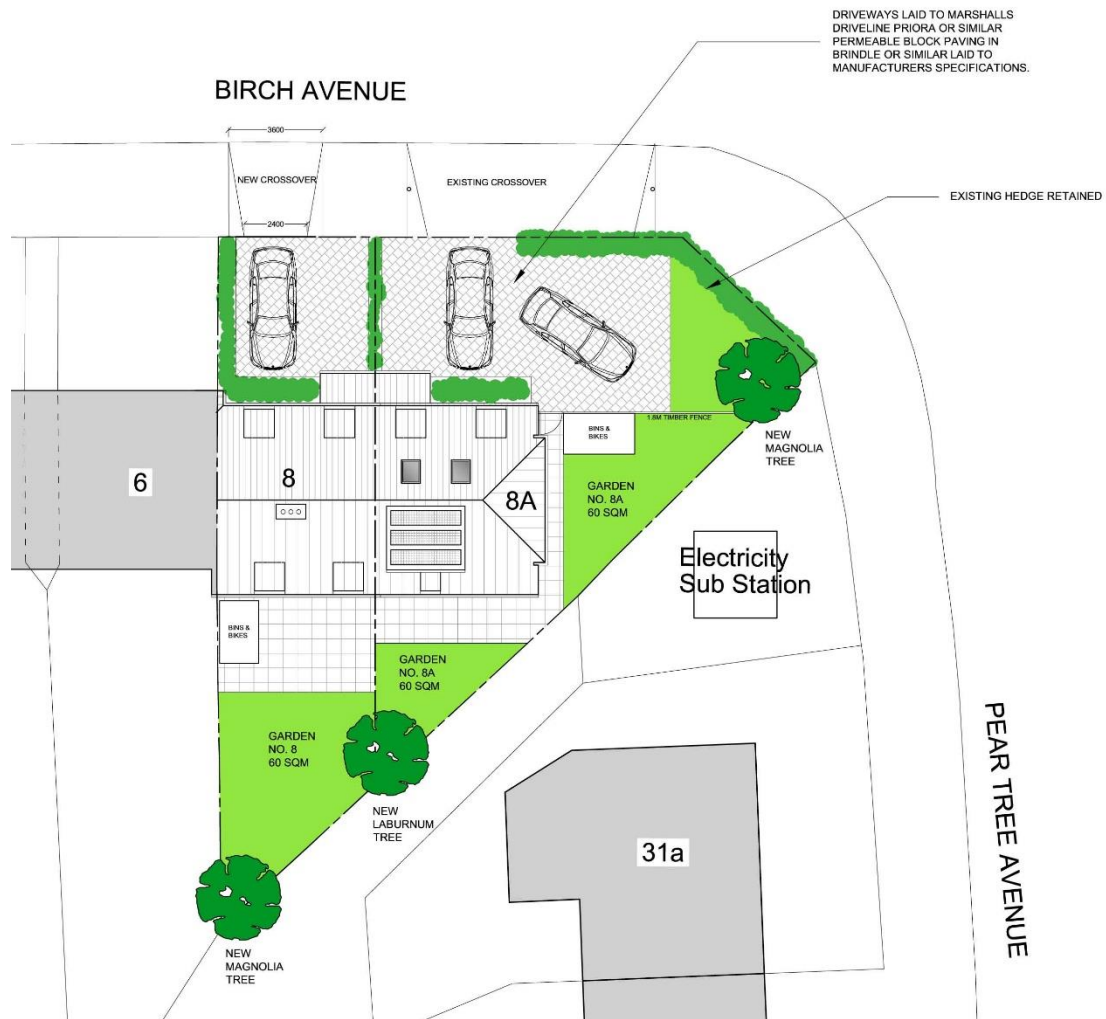


Fig 3 Proposed Site Plan

7. Conclusion

For the reasons stated above we are opinion that the new dwelling shall reflect and compliment the character and appearance of the surrounding area.

The development shall not have a detrimental impact on residential amenity of neighbouring dwellings.

An acceptable level of residential amenity shall be provided for the existing house and the new application property.

A suitable level of on-site parking shall be provided for both dwellings.

Similar developments have been approved in close proximity.

The proposed development should therefore be considered favourably by the council.