

Design & Access Statement in respect of an application for Householder Planning consent:

129 Evelyn Avenue, Ruislip, HA4 8AH.

This planning statement incorporates pre planning advice.

Design Statement

129 Evelyn Avenue is a residential detached dwelling with an attached garage constructed from brick solid and cavity walls. The roof is hipped and is finished with clay tiles.

The application property is located to the North of Evelyn Avenue. The street scene is residential in character and appearance comprising two storey semi-detached and detached houses, mostly with adjoining garages as opposed to a shared flank wall. The surrounding area is open and green in character as the site falls just outside the boundaries of the Metropolitan Green Belt and within close proximity to the Ruislip Town Centre.

The property 129 Evelyn Avenue is of semi-detached nature, sharing its garden boundary fences with 127 and 131 Evelyn Avenue. The property at 131 does not match in front elevation and has been extended to the rear (although there is no publicly visible planning history associated to this).

The property at 127 matches in front elevation and has recently been granted planning approval (35438/APP/2020/416) – Single storey rear extension, first floor side/rear extension and conversion of garage to habitable use to include alterations to elevations.

129 Evelyn Avenue has a landscaped front garden with parking in the driveway. The rear garden is approximately 42 metres in length and is mostly lawn and planting. The property has undergone both external and internal works since it was first erected.

Previous Planning History

There are no publicly accessible planning records available for 129 Evelyn Avenue.

Pre-Application Advice

We have been fortunate in receiving Pre-Application advice from Katherine Mills at Hillingdon Planning Department. Pre-Application advice was given in the form of an online meeting followed by a report dated 19/01/2021 (report ref. 75930/PRC/2020/200).

The Pre-Application report document sets out a number of guidelines of how the proposed scheme could be developed so as to be non-contentious. These comments as follows:

Point A (garage extension)

Side extensions should be set back a minimum of 1m from the main front elevation and should be set in from the side elevation.

Point B (dormer)

The proposal would provide a wrap around dormer on the sides and rear roof slopes which would add significant bulk to the building, creating the appearance of a third floor. The wrap around dormer would be dominant addition to the building and would be out of keeping with the character and appearance of the neighbouring properties and surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies (November 2012).

We have taken note of the points highlighted within the Pre-Application report and updated the proposal accordingly which is understood to now be acceptable. We have also referenced the pre-application report within the D&A statement where applicable.

Proposal and Scope of Works

Proposals Overview

- Erection of single storey rear extension with the skylights to the flat roof and aluminium frame sliding doors within the rear elevation
- Creation of garage extension
- Erection of first floor rear extension
- Erection of first floor side extension
- Creation of loft dormer
- Conversion of main roof from 'hipped' to 'hip to gable'
- Addition of an air conditioning external fan unit to the first floor flat roof

The following further describe each proposal in more detail:

- Erection of single storey rear extension with full height sliding doors to the rear. The proposal is to create an open plan kitchen, dining room and living room internally by increasing the ground floor footprint where deemed acceptable. The proposed depth of the rear extension from principal elevation of the property measures 6 metres. This extension steps in from the side to minimise visual impact on the neighbouring properties. (to be noted that 127 Evelyn Avenue was granted permission for a 6m deep ground floor rear extension across the full width of the property and we view this as direct precedent.)
- A roof canopy is proposed to extend rearward by an additional 750mm as shown within the 'Proposed Drawings' supporting the application. It will be an EPDM flat roof and Sedum living roof covering above with the incorporation of three glass skylights (650x75cm)(120x120cm).

- Externally within rear elevation of the proposed ground floor extension, we propose to clad the façade with cedar in contrast to the white render of the existing wall coverings to the property. Maintaining the ambition in creating a clear divide between existing and newly proposed portions of the property. We would welcome a material condition being applied to the planning approval if deemed necessary in seeking material samples of this cladding prior to installation.
- Creation of ground floor garage extension will set back 1 meter from the front elevation. The proposed would extend in front of the linked garage with 127 Evelyn Avenue but this will not dominate the front elevation.
- Erection of first floor rear extension measuring 1.5 meters from existing rear elevation. This proposal does not extend along the full width of the property.
- Erection of first floor side extension would extend above the existing garage. The roof shape above will mimic the existing roof shape and follow the slope at front and rear. There are multiple similar first floor side extensions within the surrounding area. (see supporting document)
- Within the Pre-Application report we note that the originally proposed scale of the wrap around dormer would be un-acceptable and subsequently deemed to be contentious due to its overall scale. The new proposal involves converting loft space into habitable use including a rear dormer with flat roof and insertion of two casement windows. The proposed dormer measures 4.2 meters in width and 2.2 meters in height. The proposed dormer will sit below the existing ridge line of the main pitched roof to the property and be set in from each flank of the main roof as can be seen with the proposed drawings.

The proposed aesthetic of this addition is to replicate the ground floor rear extension - steel frame in external aesthetic and black cedar cladding. The dormer will sit below the ridge line of the main roof at 200mm and above the fascia line at 800mm so that there is a clear definition between original and new.

- Conversion of roof shape from 'hipped' to 'hip to gable' in order to facilitate the loft conversion. We are acutely aware of the contention that a fully gabled roof would bring. Therefore our proposal seeks to produce a 'hip to gable' whereby the gable height is raised to 1.7 meters from the existing eaves line, and from this point to the ridge is hipped.
- The final element of this planning application relates to the addition of an externally mounted air conditioning unit. The air conditioning unit is proposed to serve the property as shown within the drawings. The unit itself will be externally mounted and is of the following dimensions: 780(w) x 550(h) x 290(d) with operating level of 46dB. Please see the attached data sheet which relates to this proposed external A/C unit within Appendix A.

Proposals Breakdown

The following proposals relate directly to the supporting drawings and referenced by numbers accordingly.

We propose the following external works to the ground floor:

1. Creation of ground floor rear extension – a 2.7m rearward extension + 3.3m rearward outrigger to the existing ground floor extension which situates the existing kitchen/living room. (6m rearward extension to the existing extension line) The roof would be flat and would have a maximum height of 3 meters from existing ground level. Materials for rear extension to include steel canopy and cedar cladding stained black.
2. Insertion of corner abutting Aluminium sliding doors on ground floor extension - South/West wall
3. Insertion of bi-fold windows – South wall
4. Replacement of existing frosted windows and door on West wall
 - a. existing full height frosted window (171x67cm) to be replaced with new full height frosted window (187x113cm)
 - b. existing frosted window (118x113cm) to be replaced with new full height frosted window (187x113cm)
 - c. existing frosted door to be replaced with new fully frosted door (same size)
5. Creation of garage extension - a 3.2m forward extension

We proposed the following external works to the first floor:

6. Creation of first floor rear extension - a 1.5m rearward extension to the existing first floor extension which situates the existing bedrooms. White render to replace existing pebble dash for first floor rear extension.
7. Creation of first floor side extension - a 2.3m sideward extension above exiting garage. Material to match white render on first floor rear extension.
8. Insertion of x2 juliette balconies with french doors on first floor rear extension - South wall
9. Insertion of window on first floor rear extension - South Wall
10. Enlargement of x2 frosted windows - West wall
11. Insertion of x2 windows on first floor side extension
 - a. new window on north wall at the front of the property - to match existing windows
 - b. new frosted window on east wall at the side of the property

The total proposed additional volume over the original property for proposals at second floor level is 72 m3.

We propose the following external works to the second floor (loft):

12. Creation of loft dormer. Material to include steel frame and cedar cladding stained black. (adjoining document shows neighbouring properties with more contentious dormers)
13. Insertion of x2 tilt and turn windows on dormer with internal glass balcony piece - South wall

We proposed the following external works to the roof plan:

14. Insertion of Velux window (78x55cm) to the north side roof face above entrance door allowing for more light.
15. Insertion of skylights to ground floor rear extension flat roof
 - a. Flat roof skylight (650x75cm) x1
 - b. Flat roof square skylight – electric opening (120x120cm) x2
16. Insertion of x1 skylight – electric opening (170x60cm) to ground floor garage extension flat roof
17. Insertion of skylight – electric opening (90x60cm) to first floor side extension flat roof section
18. Insertion of x2 Velux windows – electric opening (98x66cm) to the west and east side roof face

allowing for natural light to enter the front bedroom.

19. Insertion of Velux window – electric opening (114x118cm) to the east side roof face allowing for natural light to enter ground to first floor stairway.
20. Insertion of x3 Velux windows (78x55cm) to the north side roof face allowing for natural light to loft space.
21. Insertion of x2 square skylight (120x120cm) to loft dormer flat roof.
22. Conversion of roof shape from 'hip' to 'hip to gable' to facilitate loft conversion.

We proposed the following external works to the front facade:

23. White render to replace pebble dash - render area to be increased (adjoining document shows neighbouring properties with similar render)
24. Front entrance porch

Proposal Specifics and Considerations

The main objective of the proposal is to make efficient use of the internal living space to cater for a growing modern day family. The proposal will not have an adverse impact on the amenities of the neighbouring properties and will be in keeping to the area with a considered aesthetic lead approach to the scheme.

We trust the above mentioned pre-application planning proposals are in line with NPPF Guidelines and Local Policies and Local Character Appraisals.

We now turn to specific Hillingdon planning policies and show how our application is compliant with policy requirements.

Hillingdon Local Plan: Part Two

Policy DMHD 1 - Alterations and Extensions to Residential Dwellings

Alteration and extensions to the front of a house are minor and do not alter the overall appearance of the house or dominate the character of the street.

The rear extension is set back, with care taken to ensure there is no significant loss of daylight to neighbouring properties.

The roof extension is located on the rear elevation - with dormer located below the ridge tiles of the existing roof and retaining substantial element of the original roof slope above the eaves line. It does not create a dominant appearance out of proportion with the rest of the building

Policy DMEI 9 - Management of Flood Risk

The map below (courtesy of gov.uk website) shows how the site is located outside of flood zones 2 or 3 and therefore not requiring a flood risk assessment.



Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected

Policy DMT6 - Vehicle Parking

The existing garage would be retained and parking provision on the driveway would not be affected

Policy DMHB 11 - Design of New Development

Proposal does not adversely impact on the amenity, daylight and sunlight of adjacent properties.

NPPF Policy SC7 - Residential Extensions and Alterations

In keeping with the aims of the policy, the developments as proposed does not result in harm to the amenity of neighbouring residents. Following Pre-Application advice, we have noted comments made within the issued report and subsequently amended the proposals accordingly. We strongly believe that no harm, be it physical or loss privacy to either existing or future occupants and the built and natural environment.

we believe that we have addressed the concerns raised in the pre-application meeting report supplied by Katherine Mills. We contend that our proposed development will improve the visual amenity and living space of the house and thereby of the local area too. We would urge you to grant planning permission accordingly.