

**Design & Access Statement in respect of an application for Permitted Development:**

**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**

75930/APP/2021/1114 - Single storey rear extension, single storey garage extension, first floor side/rear extension and conversion of roofspace to habitable use to include a rear dormer and 7 rooflights with rendering to external walls and alterations to fenestration –

**Appealed (Dismissed - 14-02-22)**

75930/APP/2022/2176 -

Erection of single storey and two storey rear extensions with skylights. Installation of skylights to existing side extension. Erection of front porch canopy. Rendering of front elevation and replacement windows in side elevation

**Approved – 27/09/22**

## **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 based on a full scheme – the ground floor portion of which has been permitted within application 75930/APP/2022/2176. 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 now to be acceptable. We have also referenced the pre-application report within the D&A statement where applicable.

## **Proposal and Scope of Works**

### **Proposals Overview**

1. Repositioning of rear facing windows to rear elevation (first floor)
2. Insertion of 2x Velux FK04 (98cm x 66cm) roof lights to East and West face of front gabled roof
3. Creation of dormer to rear roof face – dormer volume 4.02m<sup>3</sup>. Dormer structure to be cedar clad.
4. Insertion of aluminium framed window in dormer roof extension (3)
5. Enlargement of existing rear portion of main roof by extending ridge length by 3.46m. The net result being an increased roof volume of 34.86m<sup>3</sup> (not inclusive of 4.02m<sup>3</sup> proposed dormer). Roof structure and facing material to match the existing. (See total volumetric calculation below.

## Volumetric Calculation

### Volume Calculation

Additional Roof	Dimension / m
Length	3.46
Width	7.12
Height	2.83

**Volume = Sectional area x Length**

**Sectional area**  
 $(0.5 \times 7.12) \times 2.83 = 10.07 \text{ m}^2$

**Length**  
 $3.46 = 3.46 \text{ m}$

**Volume**  
 $10.07 \times 3.46 = \underline{\underline{34.86 \text{ m}^3}}$

Dormer	Dimension / m
Length	2.36
Width	2.00
Height	1.95

**Volume = (Sectional area x Length)/2**

**Sectional area**  $3.41 \text{ m}^2$

**Length**  
 $2.36 = 2.36 \text{ m}$

**Volume**  
 $(3.41 \times 2.36) / 2 = \underline{\underline{4.02 \text{ m}^3}}$

<b>TOTAL PROPOSED</b>	
Roof Extension	34.86
Dormer	4.02
<b>TOTAL</b>	<b><math>= \underline{\underline{38.88 \text{ m}^3}}</math></b>

The following further describe each proposal in more detail:

- (1) The proposal seeks to reposition and replace the first floor windows in rear elevation. This considered proposal has been driven by the intention to align the windows with the glazing of the ground floor and create a more uniform overall aesthetic to the rear elevation. The proposed distance is a 300mm repositioning of the glazing and will maintain as the existing structural opening sizes.
- (2) The proposal relating to the addition of x2 Velux FK04 rooflights seeks to maximise natural light to enter the front portion of the property whilst maintaining the existing aesthetic of the front gabled roof. Precedent is taken locally from neighbouring properties whereby Velux roof lights have been utilized in such. The scale and form of the rooflight proposal has been fully considered to remain subordinate to the property.
- (3,4 and 5) The proposal seeks to utilize the roof space of the property and additional roof volume will allow for an additional bedroom and ensuite bathroom to be formed. The scale of the proposal has been fully considered and direct precedent taken from the neighbouring area, specifically 127 Evelyn Avenue. The volume calculation documents how the proposal seeks to add 38.88m<sup>3</sup> under this permitted development application by extending the main roof ridge length to the rear of the property by 3.46 metres and by the addition of the centrally positioned rear facing roof dormer. We are conscious that such proposal falls within the permitted development volumetric increase limit for a detached property of 50m<sup>3</sup> and, as such would not be deemed to be contentious in principal. The proposal seeks for the main roof covering to match the existing roof tiles and for the dormer portion to be cedar clad to the cheeks and rear face. The ridge height of the extended roof portion will remain at the existing level and the ridge of the dormer set 500mm lower (when measured along the line of the roof slope as seen within the supporting drawings). The proposed aluminium window set within the proposed dormer extension has been designed in conjunction with the proposed cedar cladding to produce a contemporary yet considered overall aesthetic.

## 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 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**

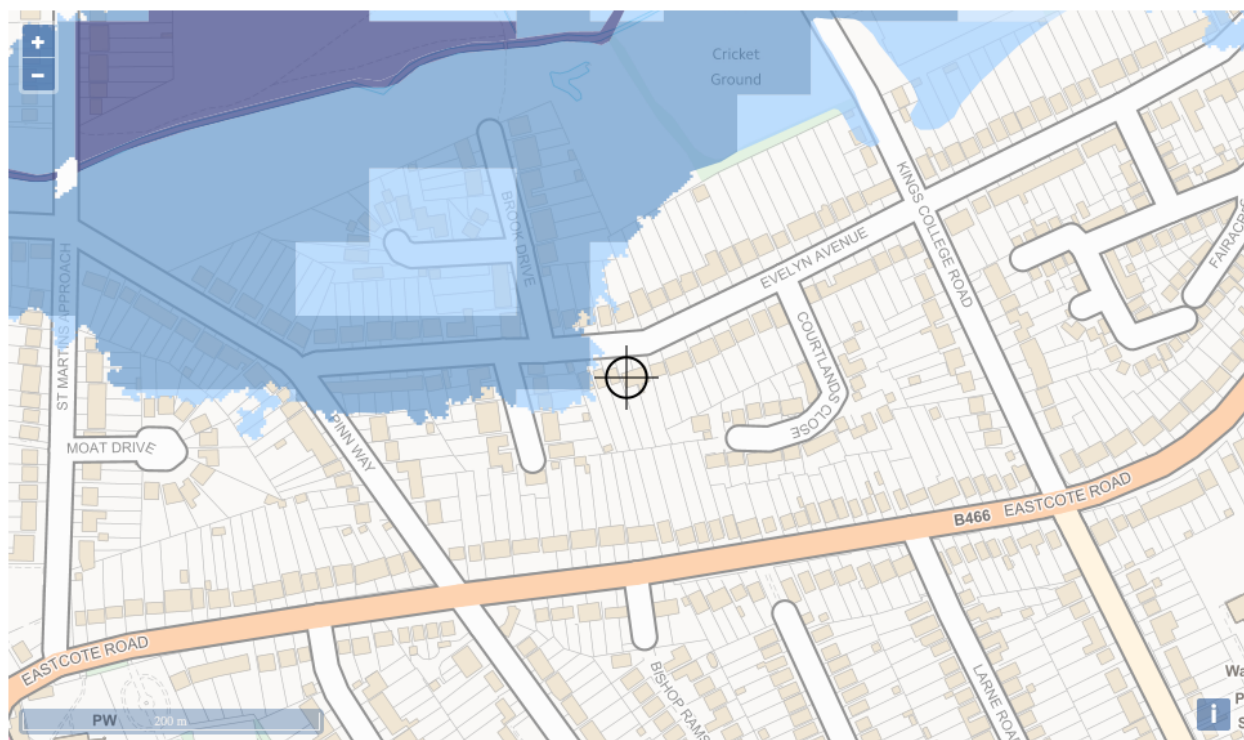
Alteration and extensions to the front of a house are minor and do not alter the overall appearance of the house or dominate the character of the street.

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](http://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 Permitted Development consent accordingly.