



DESIGN ACCESS STATEMENT

Jul 2021

**26 St Lawrence Drive, Eastcote, Pinner,
HA5 2RU**

Formation of Pitched dormer to the rear.

Our Ref: 21084

STAAC

T: 0808 1699964 • T: 01323 325354

E: support@STAAC.CO.UK

Head Office: Suite 1, The Hub
3 Drove Road, Newhaven, BN9 0AD, East Sussex

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1. INTRODUCTION

This Design and Access Statement is to accompany a planning permission for formation of Pitched roof dormer roof at **26 St Lawrence Drive, Eastcote, Pinner, HA5 2RU.**

STAAC are acting as agents for the applicants and will be more than happy to answer any queries or address any issues or provide additional information to Hillingdon Council have regarding the application, the design of the building or any queries relating to the proposed works.

The proposal would be integrated into the existing building and would cause no harm to host building.

Other supporting documents submitted as part of this application will include;

- Location Plan
- Existing Site Plan
- Existing Floor Plan
- Existing Elevations
- Proposed Elevations
- Proposed Floor Plan
- Proposed Block Plan

2. PLANNING POLICY

This assessment has been compiled using the guidelines produced by The National Planning Policy Framework (NPPF)

The following planning policies have been considering for the development of proposed roof alterations to form pitched roof dormer window.

The following Local Plan Policies are considered relevant to the application:-

Design specific policies considered:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 12 NPPF-12 2018 - Achieving well-designed places

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement,
Supplementary Planning Document, adopted December 2008

3. SITE CONTEXT

Application Site

9 Cheyham Way Cheam Sutton SM2 7HX is a two storey detached dwelling located on the eastern side of Cheyham Way.

This property is a 2 storey detached building with pitched roof and brick finish. It is in use as single family dwelling. This property is in area of Special Local Character : ASLC05DD and is not in Conservation Area.

The property is just outside the Burton Estates Area of Special Local Character, it is considered that the design of the proposal is acceptable and would not cause harm to the character of the area or street scene.

4. PROPOSAL

- The proposal is for a pitched dormer to the rear roof.

DESIGN

The proposed dormer is to the rear roof, it is approximately 2m deep and 2.8m wide keeping in proportion to the bay window at first floor.

The new roof would be 300mm lower than the existing roof line and is a tile finish as existing. The dormer windows will be set back from the house, set down from the ridge and set away from eaves. It is designed with a window and in alignment with the bay windows on the first floor. The finishing material will be tiles matching the existing.

MATERIAL

- All external facing materials, treatments and finishes shall be like those of the original building.
- The new roof is of tile finish and colour to be matched with existing.
- The proposed extension of this property would comply with the aims and objectives set out in policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020)

IMPACT ON NEIGHBOURS:

Proposed Extensions is to the rear of the house and will be a minor development and will not alter the overall appearance of the house or dominate the character of the street scene.

The proposal would not result in an adverse impact on any adjoining occupiers in terms of increased noise and disturbance or loss of outlook, privacy and light.

The design is sympathetic and will not have any significant adverse effect on neighbouring properties, the character or visual amenities of the local Area.

The design of the roof extension is in keeping with the design of the house and will not impact on the surrounding Area.

IMPACT ON SCALE AND CHARACTER OF THE EXISTING DWELLING AND SURROUNDING AREA:

Whilst the bulk and massing of the proposal is minor than that of existing, given the massing and scale of the dwelling and noting the sufficient set back from the principal elevation, the lower ridge, it is considered that the proposal is acceptable in this instance and would not cause harm to the character of the area or street scene.

The design of the extension would not detract from the character of either the existing property or the surrounding area.

5. CONCLUSION

- The proposed extension is in full harmony of the street maintaining character of local properties.
- The proposal is to the rear roof of the property and is not visible from the public street.
- The roof light at top will not project not more than 150mm from the roof.
- The windows to the pitched roof dormer will match to the existing.
- With regards to proposed materials design care has been taken care to keep the special character of the local area and there will be no negative impact on the street scene.
- **Impact on Neighbours:** The proposal would not result in an adverse impact on any adjoining occupiers in terms of increased noise and disturbance or loss of outlook, privacy and light.
- **Landscaping:** The proposal would not result in harm to any significant trees within or adjoining the site.