



PLANNING STATEMENT for
A HOUSEHOLDER PLANNING APPLICATION at

25 ROSEBURY VALE

RUISLIP

HA4 6AQ

7 DAY PLAN SERVICE

PLANNING PERMISSION

LISTED BUILDING CONSENT

PERMITTED DEVELOPMENT SPECIALISTS

CERTIFICATES OF LAWFUL DEVELOPMENT

BUILDING REGULATION SUBMISSIONS

STRUCTURAL ENGINEERS CALCULATIONS

FREE DESIGN CONSULTATION

ELECTRONIC SURVEYS

COST SAVING SPECIFICATION

EXTENSIONS

LOFT CONVERSIONS

NEW HOUSES

OUTBUILDINGS

ALTERATIONS

FREE ADVICE

ALL WORKS CONSIDERED

SAP CALCULATIONS

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Report Prepared by	iPlans
Date	30/07/2021

1. Introduction

1.1 iPlans has been instructed by Shane Ryan to submit a householder planning application for a two-storey side extension to include garage conversion and single storey rear extension.

1.2 This Planning Statement has been prepared to accompany and support this application.

2. Site Location & Description

2.1 The site at 25 Rosebury Vale, Ruislip, HA4 6AQ accommodates a semi-detached property.

2.2 Photographs below show the front and rear elevations of the dwellinghouse.



2.3 The property façade is rendered and the fenestrations are uPVC.

3. The Proposal

3.1 This householder planning application is for a two-storey side extension to include garage conversion and single storey rear extension.

3.2 The proposed two-storey will infill the space to the rear of the existing garage and will sit atop the proposed converted garage. The garage will be converted to storage and an office. The garage door will remain. The first floor will measure 2339mm wide and 6812mm deep. It will be stepped back 1000mm from the front building line. There will be windows to the front and rear elevation. It will have the same roof design as the main roof. The eaves will be the same as the existing eaves but the ridge height will be lower than the main ridge.

3.3 The proposed single storey rear extension will measure 3300mm deep and 8272mm wide. It will have a mono-pitched roof with an eaves height of 2400mm and a ridge height of 3777mm. There will be a sliding door to the elevation overlooking the rear garden.

3.4 During the construction process, materials will arrive by the builder's merchants delivery vehicles. Large vehicles and construction activity can be accommodated down Rosebury Vale without significantly affecting the traffic flow.

3.5 Waste from the site will be removed by skips with the appropriate street licences.

3.6 Hours of operation will be in accordance with the good contractors scheme. Work will take place between 8am to 5pm Monday-Friday and from 8.30am to 1pm on Saturday.

4. Relevant Planning Policy

4.1 The Local Plan Part 1 and 2 and Supplementary Planning Document have been consulted as part of this planning application.

4.2 Policy BE1 of the Local Plan Part 1 states that the council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. All new developments should achieve a high quality of design in all new buildings, alterations and extensions.

4.3 Policy DMHB 11 of the Local Plan Part 2 states that all development including extensions, alterations and new buildings will be required to be designed to the highest standards and incorporate principles of good design including harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures. Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

4.4 Policy DMHD 1 of the Local Plan Part 2 states that planning applications relating to alterations and extensions of dwellings will be required to ensure that there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area. There is the need to ensure that a satisfactory relationship with adjacent dwelling is achieved. New extensions should appear subordinate to the main dwelling in their floor area, width, depth and height. They should respect the design of the original house and be of matching materials. There should be no unacceptable loss of outlook to neighbouring occupiers. Single storey rear extension on terraced or semi-detached houses with a plot width of 5m or less should not exceed 3.3m in depth or 3.6m where the plot width is 5m or more. Any pitched roof should not exceed 3.4m in height. Side extensions should not exceed half the width of the original property. Two storey side extensions should be set in a minimum of 1m from the side boundary. Two storey side extensions to detached and semi-detached properties should be set back a minimum of 1m behind the main front elevation.

4.5 Appendix C of the Local Plan Part 2 states that a dwelling with 2 per 3 or more bed unit will require 2 spaces per dwelling.

4.6 The Supplementary Planning Document reiterates what is said in Policy DMHD 1 of the Local Plan Part 2.

5. Conclusion

5.1 The householder planning application is for a two-storey side extension to include garage conversion and single storey rear extension.

5.2 Although the proposal will involve the conversion of the garage, the garage cannot accommodate modern size vehicles and therefore there is no loss of a parking space. The current onsite parking to the front of the house can be accommodate 2x parking spaces thus meeting the requirement in the parking standards.

5.3 The two-storey side will infill the space behind the garage. The neighbouring property to the right has built their first-floor extension with no set in from the boundary. The proposed also have no set in from the boundary however it will not encroach the shared boundary. To make it appear subservient, it is set 1000mm back from the front building line and the ridge height is set sufficiently down from the main ridge.

5.4 The proposed single storey rear extension is of a depth that meets the guideline. Although it is deeper than the neighbouring rear building line, it is not that significantly greater so as to impact their habitable rooms in terms of loss of light. It will have a pitched roof which is lower than that permitted in the guideline.

5.5 I therefore would hope you consider this application for approval.