



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	11/10/2021

1. Introduction

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

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 single storey side and rear extension to include replacement garage roof.

3.2 The proposed extension will infill the space to the rear of the existing garage and wrap around to the rear of the dwellinghouse. The extension will project 3300mm deep from the rear building line of the dwellinghouse. It will measure 8272mm wide. It will have a hipped pitched roof and this will also replace the garage roof. There will be 2x rooflights on the rear plane. The eaves height will measure 2400mm and the ridge height will measure 3300mm. There will be a bi-folding door to the elevation overlooking the rear garden.

3.3 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.

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

3.5 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.

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 single storey side and rear extension to include replacement garage roof.

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 accommodate 2x parking spaces thus meeting the requirement in the parking standards.

5.3 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.

5.4 The side extension will project beyond the rear elevation however it meets the depth and height requirements for a rear extension.

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