

4 KENDAL CLOSE

SEPTEMBER 2023



Design & Access Statement

PERMITTED DEVELOPMENT APPLICATION FOR LOFT CONVERSION

VERSION 1.0

Yellow.

All Images for representation purpose only.

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Executive Summary

This Planning Statement has been prepared to explain the proposals for the development which have been prepared in accordance with the National Planning Policy Framework (NPPF) and the London Borough of Hillingdon Council's Local Plan to meet the needs of the county and borough.

Planning Permission is sought for:

LOFT CONVERSION.

Introduction

London Borough of Hillingdon Council covers the Kendal Close in Hayes area. The London Borough of Hillingdon is large Borough in West London, England.

The application is seeking approval for the above mentioned extension proposal. The chief objective of the application is to provide more space for the needs of the growing family.

Site & Surrounding Areas

The property is a semi-detached house located on Kendal Close. 4 Kendal Close is located on a link road, with direct links to Langdale Drive. The property has a large rear garden. The property is not listed nor is the site located in a designated conservation or area or Green Belt.

Planning History

Planning reference:
76989/APP/2022/132

Proposal: Erection of single storey rear extension, with amendments to fenestration and internal configurations, following the demolition of rear utility area.

Decision Date: 14/03/2022

Decision: Approval

Existing Structure

The property is a semi-detached building with a large rear garden. The entrance to the property is from the North of Kendal Close.

The existing Ground Floor consists of a sliding door at the entrance that leads to the living room on the left, a WC on the right which is below the staircase and the office in the front. The Living room on the left side of the house further leads to the extended Kitchen/Dining area at the rear side of the house which further leads to the rear garden through the folding door. There is also a staircase leading to the first floor towards the front right side.

The staircase leads to the existing first floor consists of 2 bedrooms in the front side of the house, one bedroom at the rear side of the house and a common bathroom at the rear right side of the house.

The existing roof is a gable roof.

The access to the property is from the road and the existing has a parking provision for 2 cars.

The proposal has been designed in accordance with NPPF and the Hillingdon Council's Local Plan. The design and layout of the proposed is in line with the existing character of the area and recognises the scale, mass and roof form of the surrounding buildings. The proposed development is sustainable and in line with the Hillingdon Council's Core Strategy.

The details of the proposed structure are given below:

Proposed Structure

The ground floor and the first floor is retained as the existing. A staircase leading to the loft space has been proposed over the already existing stairwell and a window is proposed for ventilation and light. The proposed converts the loft floor into a habitable space with a large bedroom with ensuite and a space for the wardrobe which is accessed from the staircase directly. The remaining space is proposed to be used as eaves storage. 2 Roof-lights have been proposed in the wardrobe space to bring

Permitted Development Application Proposal

in more light into the dressing space. A flat dormer with 2 windows has been proposed towards the rear of the property so as to maximize the usable space in the proposed bedroom.

The proposed roof plan has been retained as existing roof with addition of 2 roof lights towards the front and a flat roof dormer towards the rear of the property.

Access

The access to the main house has been retained as existing. The access to the existing rear extension is through existing living area and kitchen. The access to the loft floor is through the existing stairwell.

Tree Survey

The changes that have been proposed do not affect any areas outside the premise of the landowner and the changes do not result in any trees being affected. Thus, a tree survey won't be required.

Materials

The materials on the proposed loft extension will match the existing structure so that the proposed is indistinguishable from the current building.

Planning Policy Context

NPPF speaks about making effective use of the land. Paragraph 117 says "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions." The proposed development aims to use the existing land effectively in accordance to the NPPF to meet the growing family needs Paragraph 127(c) of NPPF says, Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding build environment and landscape setting, while not preventing or discouraging appropriate innovation or change. The proposed development is designed to be sympathetic to the local character of the area as per NPPF. The proposed extension is designed based on the Local Plan:

Policy DMHD 1: Below are relevant points to the following

the alterations to 4 Kendal Close:

B.1 (b) that "any part of the dwelling house would, as a result of the works, exceed the height of the highest part of the existing roof", the proposed dormer does not exceed the highest part of the existing roof as shown on the proposed elevations. The topmost point of the roof is designed to be below the main house ridge line, this is sympathetic to the neighbouring building since it creates a coherent rear elevation and will not affect the street front. (d) The advantage of proposing the rear dormer is to add usable space into the converted attic area, the proposed new area does not exceed over 50 cubic metres.

which in turn does not overwhelm the existing form of the semi detached house.

B.2 (a) It's encouraged by the permitted development guidelines that "The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house" the proposed will be cladded in recycled tiles from the existing roof, this in

turn will maintain the appearance of the exterior dwelling house. Condition B.2 (b)(i)(aa) states the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves.

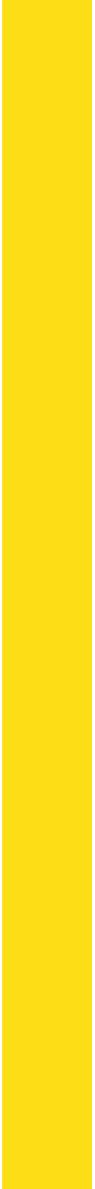
Conclusion

The proposed development is designed keeping in mind the policies set out in the NPPF, and the core strategy and Local Plan for Hillingdon Council. The proposed development is designed to be in conformity to the character and appearance of the area and the neighbouring residential amenities.

The sole purpose of the proposed development is to meet the growing needs of the family and to accommodate them.

For the above mentioned reasons, the development is considered to be appropriate in the area and as such it is humbly requested that the Local Authority grants the planning approval for the proposed application and resume the construction of the same.





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Yellow.

86, Integer House, BRE Innovation Campus, Hertfordshire,
WD25 9XX (SAT NAV WD25 9NH), UK.