

DESIGN AND ACCESS STATEMENT
HOUSEHOLDER APPLICATION

66 Sharps Lane, Ruislip, HA4 7JP



Proposal for the demolition and replacement of an existing detached garage and erection of a single storey rear extension including insertion of PV Panels on the dwelling and garage roof.

October 2022

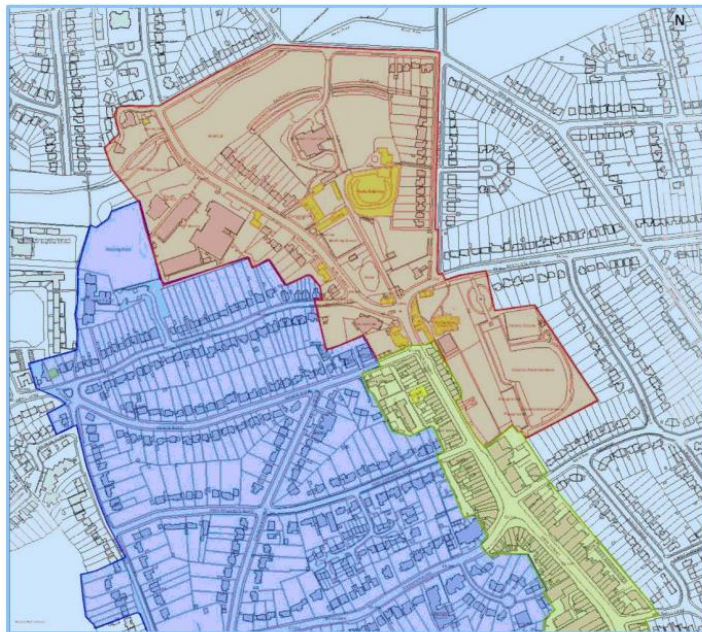
1. Proposal Summary

This application seeks planning permission for the attached proposals which includes replacement of a detached garage, erection of a single storey rear extension and installing PV panels on the main roof and garage roof. The new proposals seek to modernise the home and provide additional living accommodation for the applicant.

2. Site Location and Description

The existing detached dwelling to be extended is located within Character Area 3 of the Ruislip Village Conservation Area known as 'the residential area to the west of the High Street'. The site sits on a relatively quiet street called Sharps Lane which is characterised by detached homes a varying design styles, forms and sizes.

The site is located within the Hillingdon Council boundaries and is not within the Greenbelt or an Area of Outstanding Natural Beauty.



Ruislip Village Conservation Area

3. Existing Property



The front of the host building No 66 Sharps Lane

The existing house at No 66 Sharps Lane is predominantly made up of a Dutch barn style frontage with a catslide roof to either side sloping down to a single storey level. The right-hand side of the property is within close proximity to the shared boundary whereas a substantial gap exists to the left-hand side of the property. Towards the rear of the property, the Dutch barn style roof reverts to a simpler, two storey rear projection with hipped roof.

The existing house is finished with an off-white render at ground floor level under a clay plain tile roof, existing windows are white timber.



The rear of the host building No 66 Sharps Lane



The existing detached garage to the rear of the property, completely overgrown with ivy

The existing house features an existing driveway to the left-hand side of the property, that was historically used for access to the detached garage within the rear garden. The garage is in disrepair and is currently used for storage only. Three parking spaces are instead provided on the front driveway, accessible directly from the street.



The existing catslide roof forming part of the Dutch gable design is currently near the shared boundary. The new proposed scheme will have a similar relationship.

Existing houses along Sharps Lane are typically two storey and many have been enlarged with single storey and two storey extensions to the side and rear. The rear and front building line along the stretch of Sharps Lane in question, is staggered to follow the angle of the road. The staggering at the rear of the host building is accentuated by the large extensions that have been added to No 64.

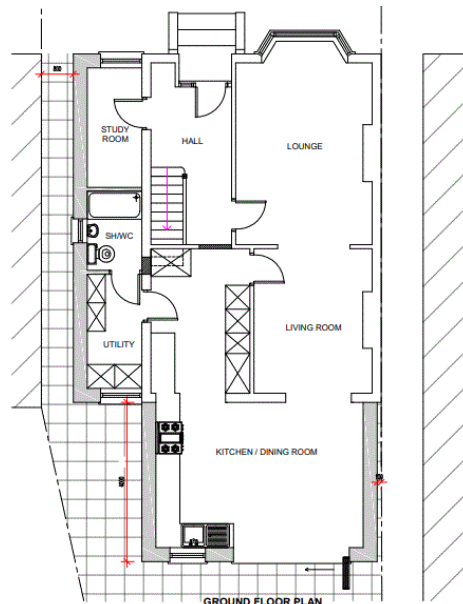
The existing building at No 66 Sharps Lane has not been extended and there is scope to extend without adversely affecting the established rear building line or causing adverse impact on neighbouring properties.

There are some large trees present at the rear of the site, none of which will be affected by our proposal. A tree survey was therefore not deemed necessary as part of our application.



The side of the neighbouring building at No 64 Sharps Lane, including the large single storey extension

4. Planning Precedent



The proposed single storey rear and side extension at No 98 Sharps Lane

5. Proposed Design

The design rationale for the proposed single storey rear extension is based around our client's desire to create a sympathetic proposal that harmonises and respects the existing building form, whilst retaining a level of simplicity.

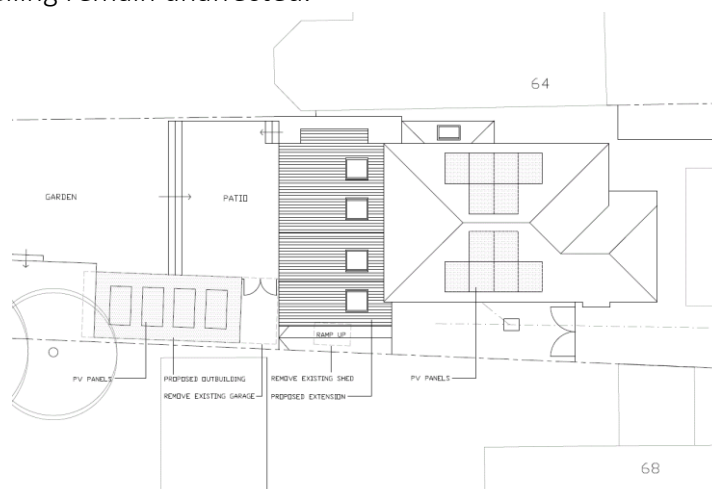


PROPOSED REAR ELEVATION
SCALE 1:100

The proposed single storey rear extension at No 66 Sharps Lane

The roof of the proposed single storey extension is a dual pitched roof design that is symmetrical in form. The simple design approach ensures the single storey extension is harmonious with the existing building and contributes positively to it.

The proposed extensions are respectful of neighbouring amenity and privacy levels and are compliant with the 45-degree tests. All primary windows to habitable rooms within neighbouring dwelling remain unaffected.



The proposed rear extension is compliant with the 45-degree rule

All proposed materials are to match the existing dwelling and are detailed within our proposed drawings. All newly proposed rooflights are conservation style and given they will not offer views into neighbouring gardens are to be clear glazed and opening.

6. Parking

Parking is not affected by the proposal and compliant space is provided for off street parking.

7. Conclusion

In conclusion, we believe we have designed the proposed extensions that will help maintain and greatly enhance the architectural quality and character of the existing house and the part of the Conservation Area it sits within.

We hope that both the council and conservation area panel will look favourably upon the proposal, acknowledging the high-quality design and architectural contribution to the property.

Richard Clark RIBA