

Design and Access Statement

87B Abbotsbury Gardens Pinner HA5 1TB

Prepared by CP for London Interiors Ltd

JAN 2023

PROPOSAL:

Part single storey rear extension and conversion of garage of habitable roof.

1. Introduction

1.1 This statement accompanies a full planning application for Part single storey rear extension and conversion of garage of habitable roof.

1.2 The application site comprises a detached dwelling situated on the northern side of Abbotsbury Gardens. There is a reasonable sized front garden with a driveway to one side providing additional parking and a driveway to the side leading to the garage and enclosed rear garden

4. MAIN PLANNING ISSUES

4.1 The main issues to be considered are the effect of the proposal on the character and appearance of the original building, its impact on the surrounding area, any potential impacts on the amenities of the adjoining occupiers and the requirements of future occupants of the dwelling.

4.2 Policy BE13 ensures development harmonises with the existing street scene or other features of the area which are considered desirable to retain or enhance. Policy BE15 allows proposed extensions to existing buildings where they harmonise with the scale, form, architectural composition, and proportions of the original building. BE19 ensures new development complements or improves the amenity and character of the area.

4.3 HDAS: Residential Extensions Paragraph 3.4 states that for a detached house an extension up to 4m depth with a height of 3m with a flat roof is normally acceptable. This is to ensure the extension appears subordinate to the original house and does not block daylight and sunlight received by neighbouring properties. The rear extension would have a maximum height of 3m and a depth of 5.4m, contrary to the above guidance. However, the adjoining properties have been extended to the rear or have single storey extensions that extend beyond the rear elevation of 87b Abbotsbury Gardens. Taking into consideration the overall size, scale, orientation height, design and the 1.4m set in from the right side boundaries, the proposal would not result in an unacceptable impact on 87a or 89 Abbotsbury Gardens in terms of overdominance, overshadowing, loss of light and loss of outlook. As such, the proposed single storey extension is considered to have an acceptable impact on the residential amenities of the occupiers of adjoining properties.

4.4 The proposed extension would not represent a visually over dominant or unsympathetic form of development that would detract from the character, appearance, and architectural composition of the original house. The proposal would therefore be in compliance with Policy BE1 of the Council's Local Plan: Part 1 - Strategic Policies and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE13, BE15, BE19 and BE21 of Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policies.

4.6 It is considered that all the proposed habitable rooms, and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

4.7 Over 160 sq.m of private amenity space would be retained, in accordance with paragraph 3.13 of the HDAS: Residential Extensions and the Hillingdon Local Plan: Part Two – Saved UDP Policies (November 2012) BE23, ensuring a sufficient living environment would be provided for future occupiers.