

PL1_Design & Access Statement

71 Charville Lane, Hillingdon, UB4 8PE

June 2023, revision -



No.71 Charville Lane

Introduction

This statement was created as part of the planning application for No.71 Charville Lane and should be read in conjunction with the accompanying set of existing and proposed drawings.

Location

The property is located in the London Borough of Hillingdon and is situated at the corner of a crossroad between two main roads linking the quiet residential neighbourhood. The adjacent area has solely residential character with flats, detached and semi-detached houses built in a variety of styles.

Existing house

No.71 is a 3-bed, two-storey semi-detached house with an attic and bay windows to the front. The whole property is gated with tall hedges acting as privacy screening. The clients also benefit from private parking in front of their house.

The property's exterior walls including the neighbours are built in yellow brick with corrugated brown roof tiles at the top, which currently has no works done. All windows and doors have white-frames with brick lintels and sills matching the roof tiles.

Proposed Design

This proposal is for a rear extension to the existing ground floor kitchen and first floor bedroom and bathroom. The attic will also benefit from a pitch-to-gable roof conversion with a new gable end window on the side, a new dormer to the rear and two new skylights to the front. There will also be a reconfiguration of the kitchen and dining area in order to make full use of the extension and to also allow more natural light into the new space.

There will be no proposed changes to the rest of the property.

Materials

The proposed rear extension walls and attic side wall will be built out of brick to match the existing exterior walls. The new roof will be infilled with roof tiles to match the existing roof and will feature 2 skylights. The new rear sliding doors will be made of PC aluminium.

There will be no other proposed material changes to the main house.

Access

The access to the house will not change.

Planning History

There have been no planning applications for the current property.

Local precedents

There have been various planning applications for the neighbouring properties including granted applications for loft conversions at No. 9 and 21 Charville Lane and also No.17 Charville Lane (see below).

The neighbouring properties on Charville Lane have had the following previous planning applications:

Application Number: 75119/APP/2021/2492

Site Address: 9 Charville Lane, UB10 0BY

Development Description: Conversion of roof space to habitable use to include a rear dormer with 2 front roof lights and conversion of both sides of roof from hip to gable ends with gable end window

Status: Decided 17-08-2021

Decision: Approval

Application Number: 75987/APP/2021/2239

Site Address: 21 Charville Lane, UB10 0BY

Development Description: Conversion of roof space to habitable use to include a rear dormer with Juliet balcony, 3 front rooflights, conversion of both sides of roof from hip to gable end with gable end window and removal of side chimney stack

Status: Decided 09-06-2021

Decision: Approval

Application Number: 15108/APP/2018/1141

Site Address: 19 Charville Lane, UB10 0BY

Development Description: Single storey rear extension.

Status: Decided 16-05-2018

Decision: Approval

Application Number: 62615/APP/2016/3276

Site Address: 39 Charville Lane, UB10 0BY

Development Description: Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of both sides of roof from hip to gable end with a new gable end window

Status: Decided 25-10-2016

Decision: Approval

Application Number: 17850/APP/2015/1480

Site Address: 17 Charville Lane, UB10 0BY

Development Description: Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end to both sides with a new gable end window

Status: Decided 19-01-2015

Decision: Approval

Planning Policies

Whilst designing the rear extension, we have taken into consideration various planning policies. Our proposals were designed in conjunction the Adopted London Plan 2021, Hillingdon Local Plan and other necessary National Planning Policy Framework.

Design Appraisal

The proposed design will create a coherent part of the building and would not detract from the character of the building or the area. It will not have a visually obtrusive impact upon the amenity of the occupiers of the neighbouring properties but will create a coherent design together with the existing roof.

Conclusion

The submitted design approach has been carefully conceived in relation to the character of the building and the townscape. It would not detrimentally impact on the qualities of the building and street scene.