

DESIGN AND ACCESS & HERITAGE STATEMENT



APPLICATION SITE:

1 Sovereign Close, Ruislip, HA4 7EF

PROPOSAL:

Two storey side extension, garage conversion, window replacement and alterations to the fenestration.

1.0 INTRODUCTION

This statement is submitted in support of the Householder Planning Application for the proposed extension and associated works at 1 Sovereign Close, Ruislip, HA4 7EF.

2.0 THE SITE

The subject property is located on the western side of Sovereign Close, a cul-de-sac.

The subject property is a two-storey, 3-bedroom detached house with an integral double garage projecting to the front and gable featured to both sides.

There is a significant landscaped rear/side garden and the front forecourt is partially soft landscaped and brick paved, benefits from off-street parking space.

The site is not within a flood plain as defined by the Environmental Agency.

The recent history of the site indicates a pre-application carried out under reference number: 78381/PRC/2023/193 for the proposal of a two double storey side extension and single storey front and rear extension with conversion of garage to habitable space including amendments to the fenestration.

3.0 HERITAGE

The site is not Grade listed or a Site of Archaeological Importance.

4.0 THE LOCATION

The application site is situated at Sovereign Close, Ruislip. Sovereign Close is located within a primarily residential community, within Ruislip Village Conservation Area. Amongst the neighbouring streets, there are a number of houses which have benefited from extensions to best utilise the site while maintaining the characteristics of the Conservation Area.

5.0 THE PROPOSAL

The proposal is for a Two storey side extension, garage conversion, window replacement and alterations to the fenestration.

Following the feedback from the planning officer under the previous pre-application ref: 78381/PRC/2023/193, the applicant has decided to scale back the level of development to retain the characteristics of the Conservation area and be in line with the Council's guidance.

The two storey side extension to the eastern / northern elevation is to project out in line to match with the existing garage width and the first-floor extension is to be set back by 1.0m to form a reduced ridge whilst retaining the gable feature, similar to the existing.

The garage currently is noted to be inadequate for the intended use and therefore, it is proposed to partially convert this whilst retaining garage storage space. Following the feedback from the planning officer during the pre-application meeting, we have taken on board the comments relating to the garage doors and wish to replace these doors with similar doors in appearance but with the introduction of high-level windows for ventilation and light.

It is further proposed to alter the fenestration with the introduction of bi-folding doors to the Western and Northern elevation providing ample amount of light into the living and, dining/kitchen area.

As part of the alterations proposed, it would be economical to also upgrade all windows of the property with aluminum double glazed units for thermal and extra security. This should not have any impact to the Conservation Area as the characteristic will be retained.

Any proposed windows to the flank elevation are to be obscurely glazed and fixed closed below a height of 1.7m measured from internal floor level.

All proposed brickwork to all elevation is to match with the existing as close as possible.

All proposed roof tiles are to match with the existing as close as possible.

The design emphasis is to maintain the architectural style and respect the original design proportions.

6.0 LANDSCAPING

Front, side and rear garden is to be landscaped with the removal/reduction of the shrubbery along the boundaries in line with the Arboricultural consultant's report.

7.0 REFUSE & RECYCLING

Existing re-use and recycling facilities will remain as existing.

8.0 ACCESS

The current vehicle access and off-street parking is located at the front of the property which will remain unchanged.

9.0 APPEARANCE

The proposed works reflect the scale and spacing of the neighbouring properties; adequate distances are maintained from site boundaries to ensure building lines are not compromised in which to detrimentally affect the neighbouring property in terms of loss of privacy, daylight and outlook. The proposed development is complimentary to the existing house and the surroundings without having a detrimental impact to the existing surroundings.

The external finishes, such as the bricks and roof tiles will match the existing as close as possible as outlined above.

The double garage doors will be retained in appearance and altered to provide the much needed light and ventilation to the internal conversion.

10.0 CONCLUSION

Having reviewed the different elements of the Councils UDP, Supplementary Planning Guidelines, and other National Standards applying to this form of development and further carried out a pre-application with a meeting and reduced the scale of the development from the initial brief, it is felt that the proposal at this property is now satisfactory and does meet the main considerations.

We would welcome any further recommendations that are offered from the Planning Case Officer.