
79a Park Way, Ruislip, HA4 8NS

Planning Statement

Proposal: Erection of external staircase and insertion of new door to second floor flat to enable external access to flats in conjunction with the approved under App Ref 79035/APP/2024/2449

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Introduction

This planning statement is intended to support an application for the erection of an external staircase and a new door to the second floor flat to enable external access to the flat. This application is being submitted in conjunction with the recently approved prior approval application, under Application Reference 79035/APP/2024/2449, for the conversion of the first and second floors to create 2no self-contained flats and the retention of the ground floor in commercial use.

This document contains a detailed description and justification of the proposed works and should be read in conjunction with the accompanying architectural drawings.

Site and Surrounding Area

The application site is located at the upper floors of 79 Park Way Ruislip. 79 Park Way is currently occupied as a motorcycle shop, with the upper floors having recently received permission under prior approval for conversion from ancillary retail use to create 2no self-contained flats.

The site is located on the eastern side of Park Way, near to the large junction with Pembroke Road, Victoria Road and Windmill Hill. The street scene on Park Way is varied, with commercial uses, residential buildings and a large park all visible along the road. The stretch of Park Way where the application site is located comprises commercial uses at ground floor with a mix of ancillary spaces and self-contained flats at first and second floors.



Google street scene image showing site location on Park Way. Site outlined in red

The 2no self-contained flats at the upper floors can be accessed from the rear of Park Way, via a communal service yard area serving all the properties located along this parade.



Google street scene image showing access to 79A Park Way. Site outlined in red

Planning History

Prior approval was submitted for the 'Conversion of the first and second floors to create 2no self-contained flats. Retention of ground floor in commercial use (Schedule 2, Part 3, Class G of the Town and

Country Planning (General Permitted Development) (England) Order 2015 (as amended).’ This was approved on 31-October-2024.

Proposal

In conjunction with this approval, the applicant would like to create an independent access to the second floor flat. This will include the following:

- Erection of external staircase to second floor flat
- Erection of new door to second floor flat

These are discussed in more detail below:

External Staircase

The approved self-contained flats at the site can be accessed via an external staircase in the rear service yard area. The external staircase will provide access to the first floor of the site. Currently, access to the second floor flat would be possible via an internal staircase. Please see the existing plans attached.

It is proposed to erect a continuing external staircase leading up to the second floor flat. This will allow for separate external access to the second-floor flat. The proposed staircase will be an external brushed steel staircase to match the existing second-floor staircases on the adjacent properties. Please see the proposed plans attached.

New Door

It is also proposed to replace the existing window at the second floor left-side elevation with a door, to enable access to the second floor flat from the external staircase. The proposed door will be a black timber glazed solid core door to match the existing door at first floor level. A narrow window will be inserted adjacent to the door, also to match the existing at first floor level. Please see the attached plans.

Justification

The principle of erecting a second-floor external staircase has been established in the locality of the site. The 2no. properties adjacent to the site, nos. 77a and 81a Park Way, have erected external staircases allowing access to their second-floors. The proposed staircase will match these existing staircases in

design and appearance, creating a level of uniformity along the rear of this terrace. This proposal will therefore be in keeping with the development character of the immediate locality.



Rear view of the application site (outlined in red) and the erected second-floor external staircases at the adjacent properties (outlined in green)

The erection of the rear door to match the existing door at first floor level will create further uniformity at the site.

The erection of the external staircase will enable the applicant to demolish the existing internal staircase in the flat. Both flats will stand to benefit from an increased internal living space, meaning a higher quality of life for the occupants of both flats.

Conclusion

The proposed development adheres to national and local policies and we trust that you will find this proposal acceptable and grant approval for the proposal as submitted. Should you require any further information, please do not hesitate to contact us at info@eatownplanning.co.uk or 0330 221 0449.

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