

towers

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REF:3336-01

DATE 07th February 24

Design and Access Statement

4 The Close Iver Middlesex, UB10 0BP

Introduction

This statement has been prepared by Towers Associates Ltd, to be submitted alongside a householder planning application to Hillingdon Council for permission for the construction of a two Storey side extension and extended first floor with a new roof, with Internal and external alterations and demolition of garage.

This application has been prepared to comply with policies set out in the Local Plan and those set out in National Planning Policy.

This planning statement is to be read alongside the planning application with the planning portal reference of **PP-** which consists of the following documents: Planning Statement 3336-01, 3336-SK1, 3336-01, 3336-02, CIL additional information form and the ecology and trees checklist.

Site and Surroundings

The existing property is an 1930's detached bungalow in its original form. It has several characteristic features, such as timber detailing and brackets and curved bay window. The site benefits from a garage to the side of the dwelling.

The dwelling site benefits from a front garden, with simple soft landscaping and has currently two parking spaces.

The bungalow forms part of the early 20th century development of the former historic Hillingdon Court estate. The Grade II* Listed House is located to the north-west of the bungalow, this has influenced the preparation of this application.

The neighbouring properties (Numbers 3 and 5) are both two storey dwellinghouses.

The property is located within the Hillingdon Court Park Area of Special Local Character (ASLC). However, it is not a listed building or subject to any Tree Protection Orders.

Proposal

This proposal requests the grant of planning permission for a two-storey side extension and extended first floor with a new roof and dormers, with internal and external alterations and garage conversion. This scheme is as a variation of permission 7918/APP/2021/3290 approved on the 29th of March 2022.

There has been a previous variation submitted since this original grant of permission such as application (7918/APP/2023/2070). But due to constraints, the client are seeking an alternative scheme that allows the enjoyment and improvement to their home. This scheme is reduced from the previous scheme and is 13.3sqm approximately smaller.

The fundamentals of this scheme were deemed acceptable under permission 7918/APP/2021/3290 and 7928/APP/2023/2070. Thus, this statement will focus on the amendments from that permission.

Under the previous application permission was granted for the client to build up to the boundary of the site on the left hand side, including a dormer cheek and chimney the decision has been made to remove the chimney and dormers and bring this wall in line with the rear of the left hand side wall to reduce the 'filled-out' effect, mentioned in page 8 of Nicola Taplin's report regarding 7918/APP/2023/2070.

This decision has also been reached after the client's contractor noted the existing garage wall and foundations were in poor condition and remedial work would be required.

Also, the rounded bay at the front of the property has been retained in this application, as it is a characteristic feature of the existing property and positively contributes to the character and appearance of the ASLC.

The main material change at first floor level side extension is level with the left-hand ground floor wall. A boxed bay window has also been introduced at first floor level which is in keeping with neighbouring plots (Please see supporting pictures for evidence of this.).

This is all within the ground floor footprint and therefore will not result in further 'filling-out of the plot.'

The design features of the house remain unaffected and thus remains appropriate development in this area.

There is no proposed change of the attic space to habitable use.

Access –

No access or parking changes are proposed. As previously stated by highways 'The proposed plans show a retention of 2 off road parking spaces, which has been assessed by the Councils Highways Officer, with no objections being raised. The requirements of Appendix C, set out in the Hillingdon Local Plan Part Two (2020), would be met with this number of off-road parking spaces. It is therefore considered the aims of Policy DMT 6 of the Hillingdon Local Plan Part Two (2020), would be met. '

Conclusion

In summary, it is clear the above the proposal will positively influence the current site and will be sympathetic to the existing character of the area. It has already been determined that the principle of the proposal is acceptable by the grant of previous permission.

Although the dimensions of this permission has changed, the building has been brought in from the boundary line to leave a gap in the street scene and avoid a 'filled out' appearance. The features of the existing building have been retained and the overall scheme has been carefully considered to ensure there are no negative impacts on the street scene or surrounding buildings and has been carefully designed in consideration with all relevant planning policy/guidance and we trust you will find the attached proposal acceptable.