

020 8969 0000

WWW.STONESARCHITECTS.CO.UK

MAIL@STONESARCHITECTS.CO.UK

50 COLDHARBOUR LANE HAYES UB3 3EP

Brief Design and Access Statement

Relating to

Single storey rear extension, new porch extension, double storey side extension, conversion of roof space into a habitable room, rear facing dormer window and rooflights to front/side roof slopes with alterations.

at

34 Leybourne Road

Hillingdon

UB10 9HD

for

Mr & Mrs Gavin Man

11 October 2023

Project ref: 2023.002

Description of Existing House

Brief Design and Access Statement to support a submission of a Householder Application at the application site.

The application site comprises a semi-detached two-storey dwelling located on the southern side of Leybourne Road. The frontage of the site features hard and soft landscaping with provision for approximately 2-3 cars. The position of the semi-detached houses on the corner is at a skew compared to the existing houses parallel to the road.

The surrounding area is predominantly residential and is varied in terms of form, proportion and appearance.

There are no heritage or policy constraints on the site, nor is the site within a Conservation Area.

Existing survey drawings are enclosed with the planning application.

Planning History

The application site has the following history:

Application Ref.	Description	Decision
7946/APP/2021/4068	Erection of infill single storey rear extension and conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)	Approved
7946/C/88/1112	Erection of a 2-storey side extension	Approved

Planning

Many houses in the borough have suffered from unseemly alterations, the street has a diverse style of detached houses creating a unique street scene.

We have undertaken a thorough Pre-Application Consultation with Richard Buxton, the Duty Planning Officer, by email which is shown in the Appendix at the end of this statement. We summarise the consultation below:

- **Double Storey Side Extension**

- The outline design sent to LB Hillingdon shows a set back from the front face of the building and the side extension does not exceed half the width of the existing house.
- If the first floor rear internal layout is adhered it should not lead to a material increase in the overlooking of no.32 Leybourne Road.
- The adjoining property has had extensions and alterations for a side/rear extension, the proposal would be very similar in appearance to no.33 Leybourne Road (opposite).
- It is noted that the design will not be forward of the building line created by 24-32 Leybourne Road.

- **Roof Extension**

- We note the following planning policy: *where hip to gable roof extension exist, a two-storey side extension will not be supported.*
- Therefore, our clients have opted to create a habitable room within the existing and new roof space created with the current proposal.
- The officers opinion is as follows: *the proposal has significant potential and ticks most of the design guide boxes, ½ width, set-back, no breach of building line, subordinate dormer etc. I guess a small garden area (75sqm) might be raised but that doesn't include the area created through the removal of the garage and the site is quite close to POS at Petworth Gardens.*

- We have checked the garden area, with the removal of the garage and we have 119.93m², which is greater than the stipulated 75m².

Brief

The applicants wish to extend their home to meet modern family needs, provide better planned living spaces, bedrooms, and bathrooms to accommodate their growing family.

The brief includes the assumption that any extension or any alterations should be in the same style and materials as the existing house and be non-controversial.

Design

The proposals are shown on drawings listed in the Appendix at the end of this statement.

The significant external changes proposed include the following:

- 1. Proposed single storey rear extension**
- 2. Proposed new porch extension**
- 3. Proposed double storey rear extension**
- 4. New second floor and roof extension with rear facing dormer window and rooflights**

Most materials will be to match existing work, the new bifold door assembly in the extension will be powder coated aluminium. Parapet walls to the ground floor extension with pre-cast concrete coping stones and flat single ply roof covering. The pitched roof will be tiled to match existing.

No additional fenestration proposed as part of the application will affect any existing or approved residential or other buildings by way of overlooking or loss of privacy.

Access

The existing street access will be retained, with a new internal stair to the second floor.

The new proposals will comply with the Building Regulations current at the time of commencement.

Existing refuse arrangements will continue.

There is ample space available to store bicycles.

The application will not cause any increase in the number of cars to be parked on site and the existing car parking and turning facilities are adequate.

Appendix A

List of documents submitted with the application:

Drawing no.	Drawing title
S01	Site Location Plan
S02A	Existing Ground Floor
S03A	Existing First Floor
S04A	Existing Roof Plan
S05A	Existing Elevations
C01B	Proposed Ground Floor
C02A	Proposed First Floor
C03A	Proposed Second Floor
C04A	Proposed Roof
C05A	Proposed Section
C06A	Proposed Elevations
C07A	Proposed Exploded Axo – Front
C08A	Proposed Exploded Axo – Rear
DAS	Design Access Statement

Appendix B

Pre-Application correspondence (see over the page).

From: Richard Buxton richardb@hillingdon.gov.uk 
Subject: RE: 2023.002 - 34 Leybourne Road UB10 9HD - Pre-Application Advice
Date: 4 October 2023 at 08:00
To: Jatinder Chagger jc@stonesarchitects.co.uk
Cc: Jaspal Kaur jk@stonesarchitects.co.uk

RB

Hi Jatinder,

Thank you for those drawings.

My personal view is that the proposal has significant potential and ticks most of the design guide boxes, $\frac{1}{2}$ width, set-back, no breach of building line, subordinate dormer etc etc. I guess a small garden area (75sqm) might be raised but that doesn't include the area created through the removal of the garage and the site is quite close to POS at Petworth Gardens. Overall policies on garden size/private amenity space are not watertight in any event as there is nothing in the design guide about them.



Fingers crossed for a successful outcome!

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton
BA (Hons) Dip TP
Planning Information Officer
Planning, Regeneration and Environment
Central Services
Hillingdon Council

Location, Civic Centre
London Borough of Hillingdon
01895 250230
rbuxton@hillingdon.gov.uk

From: Jatinder Chagger <jc@stonesarchitects.co.uk>
Sent: Monday, October 2, 2023 3:28 PM
To: Richard Buxton <richardb@hillingdon.gov.uk>
Cc: Jaspal Kaur <jk@stonesarchitects.co.uk>
Subject: Fwd: 2023.002 - 34 Leybourne Road UB10 9HD - Pre-Application Advice

Afternoon Richard,

Hope all is well with you.

Further to our recent consultation and the policy relating to double storey side extensions/h to gable ends, the proposal has been redesigned to allow for accommodation in the loft with a small rear facing dormer window.

Please could we have your comments on the attached prior to preparing an application: C01 C02, C03, C04, C05 & C07.

We look forward to hearing from you.

Kind regards,
Jatinder

Begin forwarded message:

From: Richard Buxton <richardb@hillingdon.gov.uk>
Subject: RE: 2023.002 - 34 Leybourne Road UB10 9HD - Pre-Application Advice
Date: 8 August 2023 at 17:00:52 BST
To: Jaspal Kaur <jk@stonesarchitects.co.uk>
Cc: Jatinder Chagger <jc@stonesarchitects.co.uk>

Hi Jas,

No, we wouldn't comment on such matters.

We would normally take away permitted development rights for Class B loft extensions if the two-storey side extension is acceptable or add an informative that the LDC and planning permission can't be implemented together.

Planning policy hasn't changed:-

C) Side Extensions
i) side extensions should not exceed half the width of the original

property;

- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

D) Front Extensions

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton
 BA (Hons) Dip TP
 Planning Information Officer
 Planning, Regeneration and Environment
 Central Services
 Hillingdon Council

Location, Civic Centre
 London Borough of Hillingdon
 01895 250230
rbuxton@hillingdon.gov.uk

From: Jaspal Kaur <jk@stonesarchitects.co.uk>
Sent: Tuesday, August 8, 2023 3:57 PM
To: Richard Buxton <richardb@hillingdon.gov.uk>
Cc: Jatinder Chagger <jc@stonesarchitects.co.uk>
Subject: Re: 2023.002 - 34 Leybourne Road UB10 9HD - Pre-Application Advice

Afternoon Richard,

Many thanks as always, sounds positive!

Are we correct in assuming therefore that if this application is approved that the applicant cannot build his roof extension for which he has permitted development?

Also, what is the council's opinion on hip to gable end extensions with a set in tiled dormer window in respect of the policy regarding double storey side extensions and hip to gable end extensions. Is this still a no?

Many thanks,

Jaspal

On 7 Aug 2023, at 11:41, Richard Buxton
<richardb@hillingdon.gov.uk> wrote:

Hi Jaspal,

Thank you for your e-mail and plans illustrating a two-storey side extension/porch and single storey rear extension.

I note the extension has a set-back from the front face of the building at ground and first floor of about a metre and doesn't exceed $\frac{1}{2}$ the width of the existing house.

If the first floor rear internal layout is adhered to it should not lead to a material increase in the overlooking of 32 Leybourne Road as it will still be used as one bedroom (we will not want the creation of balconies above the ground floor extension (which is well within parameters).

There will be a marginal imbalancing of the pair of semis but note that it will be very similar in appearance to 33 opposite:-

<image001.png>

Difficult to say how we will assess the two-storey side extension projection in the street scene (possible vision intrusion and impact on the character and appearance of the area) but it is noted that it will not be forward of the building line created by 24-32 Leybourne Road. 33 is not an overly discordant feature in the street scene.

Let me know if I have overlooked anything

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

- - - - -

Richard Buxton
BA (Hons) Dip TP
Planning Information Officer
Planning, Regeneration and Environment
Central Services
Hillingdon Council

Location, Civic Centre
London Borough of Hillingdon
01895 250230
rbuxton@hillingdon.gov.uk

From: Jaspal Kaur <jk@aa-plus.uk>
Sent: Tuesday, August 1, 2023 12:33 PM
To: Richard Buxton <richardb@hillingdon.gov.uk>; Richard Buxton <richardb@hillingdon.gov.uk>
Cc: Jatinder Chaggar <jc@stonesarchitects.co.uk>; jk@stonesarchitects.co.uk
Subject: FW: 2023.002 - 34 Leybourne Road UB10 9HD - Pre-Application Advice

Afternoon Richard,

Hope all is well.

Just checking in regarding the pre-application email below. Apologies if you have also received from my Stones email address, just wanted to ensure you have received it. If you could kindly reply to the email from my Stones address it would be appreciated. If you haven't received it, it is most likely in your junk folder.

Do let us know when you'll have the opportunity to review and revert.

Many thanks,
Jaspal

From: Jaspal Kaur <jk@stonesarchitects.co.uk>
Date: Tuesday, 1 August 2023 at 12:29
To: richardb@hillingdon.gov.uk <richardb@hillingdon.gov.uk>, rbuxton@hillingdon.gov.uk<rbuxton@hillingdon.gov.uk>
Cc: Jatinder Chagger <jc@stonesarchitects.co.uk>, Jaspal Kaur <jk@aa-plus.uk>
Subject: Fwd: 2023.002 - 34 Leybourne Road UB10 9HD - Pre-Application Advice

Afternoon Richard,

Hope all is well.

Just checking in regarding the pre-application email below. I will

Just checking in regarding the pre-application email below. I will also resend from my AA+ email account to ensure you have received.

Do let us know when you'll have the opportunity to review and revert.

Many thanks,
Jaspal

Begin forwarded message:

From: Jaspal Kaur <jk@stonesarchitects.co.uk>
Subject: 2023.002 - 34 Leybourne Road UB10 9HD - Pre-Application Advice
Date: 18 July 2023 at 16:56:21 BST
To: "rbuxton@hillingdon.gov.uk"
<rbuxton@hillingdon.gov.uk>,
"richardb@hillingdon.gov.uk"
<richardb@hillingdon.gov.uk>
Cc: Jatinder Chagger <jc@stonesarchitects.co.uk>

Afternoon Richard,

How are you?

We act as Architects from Mr Man. Please could you provide Pre-Application advice for the new extension and alterations as follows, in connection with the above.

1. Small single story rear extension
2. Demolition of existing porch and new replacement porch extension
3. Double storey side extension
4. Drawings enclosed as follows: S01, S02A, S03A, S04A, S05A, B01, B02, B03 & B04

We have set out a side extension based on the adjacent building line of the neighbouring buildings, and their exact positions have been surveyed on site.

The application site also has Lawful Development consent for a roof extension. How would this work if this scheme was supported. Would we need to then do a gable end roof?

We look forward to hearing from you.

Kind regards,
Jaspal Kaur

Stones Architects Ltd
020 8969 0000

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