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DPW/20_19

10th February 2021

PLANNING STATEMENT

for

16 ELGAR CLOSE, ICKENHAM,

UXBRIDGE, MIDDLESEX.

Proposal

Raising of ridge height of existing roof, single storey front/side extension, single storey rear extension and alterations to roof of existing two storey rear element, enlargement of roof space to create additional habitable roof space to include 1 front dormer, 1 front rooflight and alterations to elevations

This statement is in support of a re- application for the building works to this property following a recent refusals for similar works.

Previous Application

The previous applications were refused under reference [8388/APP/2020/1863](#) dated 14th August 2020 and [8388/APP/2020/3488](#) dated 16th December 2020.

The main reasons for refusal in both applications was,

The proposed development, by reason of the cumulative size, scale, bulk and design would result in incongruous additions and alterations, which would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and the visual amenities of the street scene and the surrounding area. Therefore, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Within the Case Officers report a number of comments were made relating to individual elements of the proposal, which are listed below together with our response to each element.

1). The single storey rear extension would have a depth of 3.4m set under a flat roof with a maximum height of 3m. this would replace the existing conservatory.

As this is only a single storey rear extension and a replacement of the existing Conservatory, we did believe there should not be an issue with this element of the proposed scheme

2). The ground floor front extension would extend to a depth of 1 metre beyond the existing front building line, however it would be set back from the front bay window by approximately 2.8m.

Under Policy DMHD 1, 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. As this extension is only a 1metre projection beyond the building line we believe this is minor. Also as recognised by the Officer it is set back from the front bay projection. Therefore, we believe it meets this policy.

3). The side extension would have a depth of 13m (including 1 metre beyond the front building line), a width of 3m to the front increasing to a maximum width of 6m to the rear. This element would involve the demolition of the existing attached garage and partial demolition of the existing kitchen, utility and bedroom on the ground floor. The resultant width of the property with the proposed side extension would be 10m, approximately 2m more the existing width of 8m on the front elevation and 0.5m less than the existing width towards the rear elevation including the attached garage. The ground floor side extension would not go beyond the existing rear wall, however, it is noted that the property already benefits from a two storey rear extension and a

single storey side extension therefore the original rear wall has already been extended at both ground and first floor levels.

In view of the comments relating to the side extension and the fact that it increases the width of the property, this element of the design has been reduced such some of the increased side extension will is now only single storey. This design now shows the increase width of the two storey element to be only approximately 1.0m, thus having little impact on the street scene.

4) The conversion of the roof space would entail the raising of the roof ridge by 700mm which, in effect, would be a first floor extension across the full width of the rear elevation of the existing property. The creation of an enlarged first floor would completely alter the original single storey bungalow the result being a two storey dwelling house set under a gabled roof increasing the width of the existing roof ridge from 4m to 8m.

The conversion of the roof space will entail raising the roof ridge, however this will only be to 5.7m above ground level, which will be lower than the property to the immediate right of this dwelling as shown on the photograph below.



The design of the front of the property would still give the appearance of a chalet bungalow, similar to other properties nearby.

5). The first floor would be increased from 4.2m to a maximum width of 8.9m.

In the re-design of the property, the first floor has now been reduced in width and revised such that the original roof slope to the right side has been retained. This would reduce the usable width of the first floor element to 6.7m and retaining the existing right side slope significantly reduces to visual impact on the street scene.

6). In addition, a front dormer is proposed which would be at odds with the character of neighbouring properties and the street scene in general.

Bearing in mind the Officers comments relating to the front dormer this has now been reduced in size such that it is similar to that on the nearby properties.

7). The proposal would result in considerable alterations to the property which would diminish its character and appearance and would result in a property which is completely at odds with the prevailing character of the other properties within Elgar Close.

We accept that the proposal would result in some alterations to the property, however are of the opinion that it still maintains its character and provides an appearance similar to other properties in the street.

When considering the design of alterations to this property we carefully looked at alterations undertaken on other properties nearby and combined a number of their details into this design.

For example, the idea installing a front dormer window was taken from the adjacent property at no. 17. This was granted the following consent under reference [41073/APP/2000/1445](#) on 10th January 2001.

ERECTION OF EXTENSION OF EXISTING ROOF TO ROOMS AT FIRST FLOOR LEVEL INCLUDING THE INSTALLATION OF A FRONT DORMER AND CONVERSION OF HIPPED ROOF TO FORM A GABLE END TO THE REAR

With regards to the idea of moving the garage forward and having the door in line to the main entrance, this was taken from no. 9 Elgar Close, photograph below.



With regards to the front dormer, as mentioned previously the idea is taken from the adjacent property and shown on the photograph on page 3.

In order to give a clear idea of how this extended property would appear in the street scene, below is an illustration that our Client has had prepared.



We are of the opinion that the re-design of this extended property captures key details of other extended properties in this street and if constructed would enhance the street scene.

For the reasons stated above we feel that the attached re-application for the propel to this property should be considered favourably.