

Planning Statement

**Proposed loft conversion at
101 Grosvenor
Crescent, Uxbridge, UB10 9EU**

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1. Introduction

This planning statement has been prepared to support a **householder planning application** for the **proposed loft conversion** at **101 Grosvenor Crescent, Uxbridge UB10 9EU**. The application seeks permission to convert the existing loft space into **additional habitable space**, comprising a **bedroom** and a **bathroom**, and to convert the **garage** into a **study/home office**. The aim is to enhance the **living conditions** for the property's occupants while **respecting the character of the surrounding area**.

2. Background

The property at **101 Grosvenor Crescent** is a **semi-detached house** located within a primarily **residential area** in **Uxbridge**, within the London Borough of **Hillingdon**. The property benefits from an **existing garage** and sufficient space in the **loft area**. The proposal aims to make more efficient use of the existing property and provide **additional living space** without increasing the size or altering the external appearance significantly.

3. Site Description and Surrounding Area

101 Grosvenor Crescent is part of a **residential street** with predominantly **semi-detached houses**. The surrounding area is suburban, characterized by **two-storey homes** with **front gardens** and **off-street parking**. Local amenities, such as **schools**, **parks**, and **shops**, are within walking distance, ensuring the site's **sustainability**. Additionally, the property is well-served by **public transport links**, providing good access to **Uxbridge Town Centre** and surrounding areas.

4. Proposal

4.1 Planning History

The planning history of the property includes several past applications:

- **8571/B/95/0079**: Approved for a **two-storey side extension** and **single-storey double garage**.
- **Various minor works** and extensions were also proposed previously, but this current application focuses solely on the **loft conversion** and **garage conversion**.

4.2 Proposed Development

The proposal includes the following key elements:

- **Loft Conversion with a dormer at rear:** Creation of a **bedroom** and a **bathroom** within the existing loft space, ensuring **adequate headroom** and complying with local space standards.

The alterations will involve **minimal external changes**, ensuring that the property retains its **original form** and **appearance** while optimizing the available space.

This application includes the following accompanying drawings, which should be read in conjunction with the approved drawings :

- **Location and Block Plan (A101_LOCATION_AND_BLOCK_PLAN)**
- **Existing and Proposed Site Plan (A102_EXISTING_AND_PROPOSED_SITE_PLAN)**
- **Existing Floor Plans (A103_EXISTING_FLOOR_PLANS)**
- **Proposed Floor Plans (A104_PROPOSED_FLOOR_PLANS)**
- **Existing Elevations (A104_EXISTING_ELEVATIONS)**
- **Proposed Elevations (A105_PROPOSED_ELEVATIONS)**

4.3 Planning Policy Context

The proposal has been assessed against relevant national, regional, and local planning policies. The following policies apply to this development:

4.3.1 National Planning Policy Framework (NPPF, 2023)

The **NPPF (2023)** promotes **sustainable development**, emphasizing the need for **well-designed places** that are responsive to the **local context** and ensure **high-quality design**.

Compliance with NPPF:

- The **loft conversions** will make **efficient use of land** without expanding the footprint of the building, ensuring that the development contributes to housing supply in a **sustainable** manner.
- The design ensures that the development **respects local character**, maintaining the **suburban** aesthetic of **Grosvenor Crescent**.

- The proposal promotes **sustainable development** by increasing the **functional space** within the existing building and enhancing the quality of living conditions for the occupants.

4.3.2 The Housing White Paper (2017)

The **Housing White Paper** stresses the importance of **small-scale residential developments** such as **loft conversions**. The government advocates for developments that **increase the housing supply**, especially on sites where land is limited.

Compliance with Housing White Paper:

- The proposal aligns with the **Government's objectives** to address housing shortages by increasing the usable space in existing buildings, providing a **new bedroom** and **bathroom** without the need for additional land or extensions.
- By making **efficient use of existing housing stock**, the proposal contributes to the broader aim of **boosting housing availability**.

4.3.3 London Plan (2021)

Policy H2 – Small Sites and **Policy D6 – Housing Quality and Standards** of the **London Plan (2021)** support residential development on **small sites** and emphasize the need for **high-quality design**.

Compliance with London Plan:

- The development optimizes the existing building for residential use, converting unused spaces (the loft and garage) to **functional living areas**.
- The design complies with **Policy D6**, ensuring that the new spaces provide **adequate natural light, ventilation**, and **privacy** while maintaining the **character of the surrounding area**.

4.3.4 Hillingdon Local Plan (2012, 2020)

The **Hillingdon Local Plan** provides strategic policies for residential development in the borough. Relevant policies include:

- **Policy DMHB 11**: Encourages high standards of **design** for residential development.
- **Policy DMHD 1**: Ensures alterations to existing properties respect the **local character** and **amenity** of surrounding properties.

Compliance with Hillingdon Local Plan:

- The proposed conversion respects the **local design standards**, ensuring the external appearance of the dwelling remains **consistent** with neighbouring properties. There is **no significant visual impact** or **harm** to the surrounding environment.
- The proposed **garage conversion** introduces a **new window**, which matches the style of existing windows, ensuring that the development does not disrupt the **streetscape**.

4.3.5 Supplementary Planning Documents (SPD)

The **Residential Design Guide SPD (2010)** and **SPD for Householder Planning Applications** provide detailed guidance on residential alterations. The **SPD** ensures that developments do not overwhelm the character of the neighbourhood.

Compliance with SPD:

- The **loft conversion** will be designed to fit within the existing roof profile, maintaining the original **roofline** and ensuring that the new addition does not cause an **overbearing effect**.

5. Planning Considerations

5.1 Principle of Development

The proposal is in line with the **principle of development** set out in both **national and local policies**, which support **extensions** and **modifications** to residential properties to **enhance living conditions** and optimize the use of existing buildings.

5.2 Local Character and Living Conditions

The design respects the **local character** by ensuring that the development is **subordinate** to the existing property. The **garage conversion** will provide a **study** while retaining the property's **external character**, and the **loft conversion** will offer **additional habitable space** without compromising the aesthetics of the home or the surrounding area.

5.3 Highway Safety (Access)

There are no changes to the **access** or **parking arrangements** as part of this proposal. The **garage conversion** will not affect the **off-street parking** provision, ensuring that the development does not create any **traffic or safety concerns**.

5.4 Suitability of the Location

The location is ideal for the proposed development due to its proximity to **public transport, local amenities**, and the surrounding **residential character**. The development enhances the property without negatively impacting the surrounding area.

5.5 Sustainability and Environmental Considerations

The proposed development ensures **minimal environmental impact** by **retrofitting** the existing structure rather than constructing new buildings. The proposal will improve the energy efficiency of the property, with **energy-efficient fixtures** and **materials** being used throughout.

6. Conclusion

The proposed **loft conversions** at **101 Grosvenor Crescent** comply with all relevant national, regional, and local planning policies. The development makes efficient use of existing space, respecting the **local character** and **high-quality design standards** while meeting the demand for additional **living space**. The proposal is consistent with the **National Planning Policy Framework**, the **London Plan**, and the **Hillingdon Local Plan**, making it a sustainable addition to the property and the local community.