

THE MARKET DESIGN & BUILD

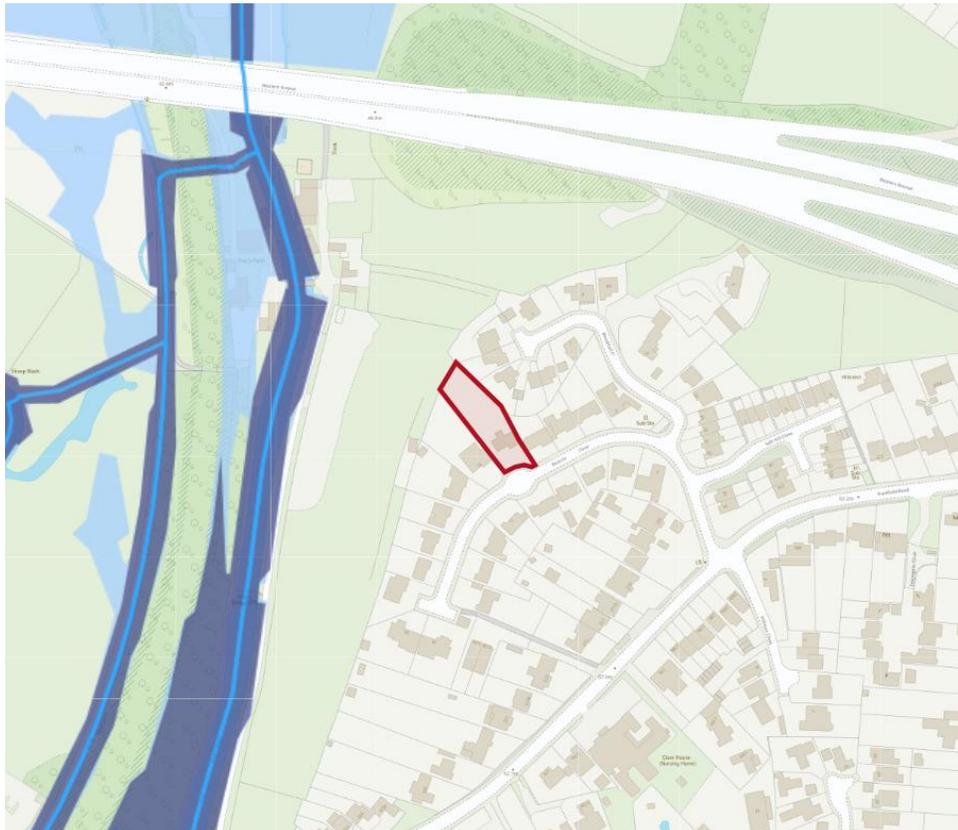
A TRUE DESIGN & BUILD COMPANY

Planning statement for 10 Beacon Close, Uxbridge, UB8 1PX

P2

Flood Zone

The site is in flood zone 1



Flood map for planning

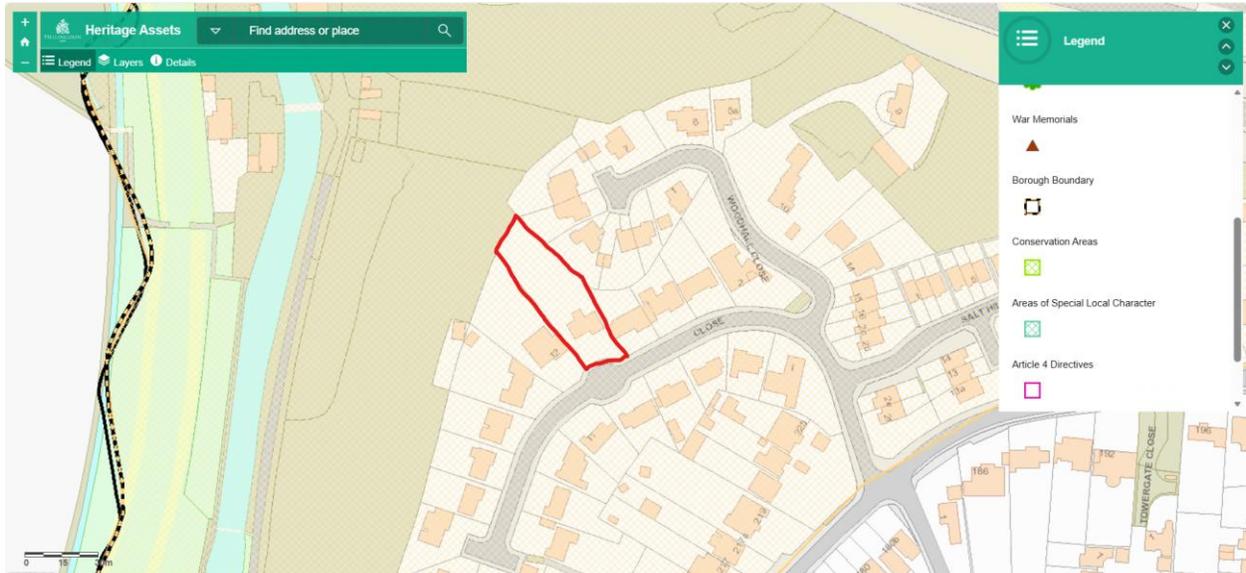
Your reference
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Location (easting/northing)
505870/185437
Scale
1:2500
Created
4 Feb 2025 11:00

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

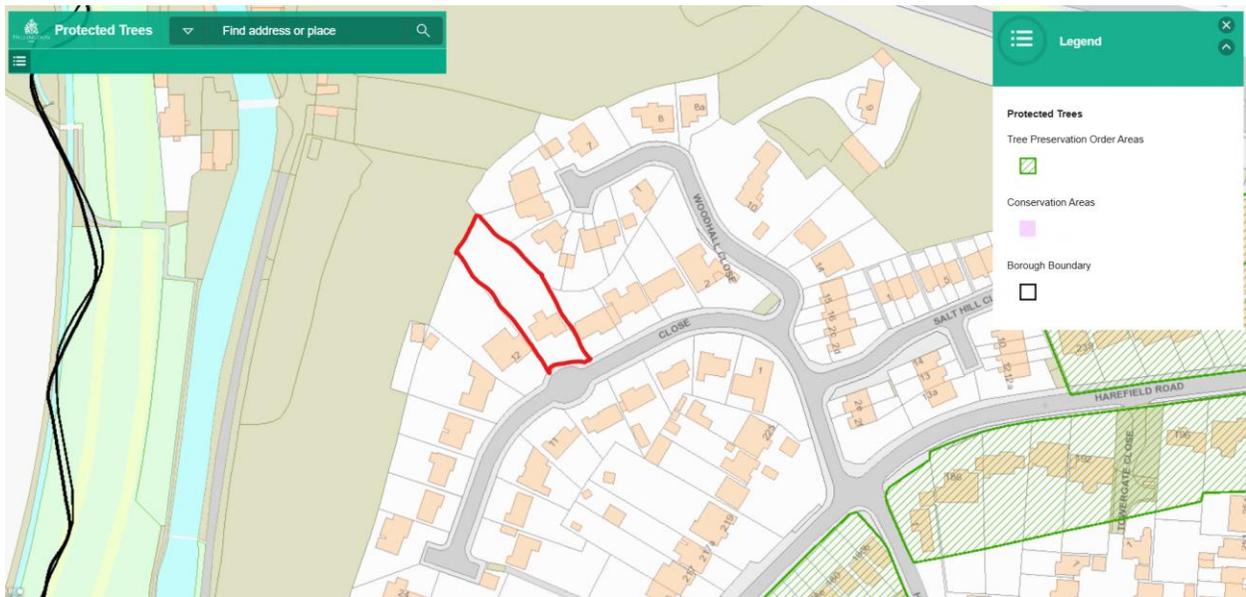
Conservation Area

Not in Conservation area



Tree Preservation Order areas

Not in Tree Preservation Order area



Local Authority

Hillingdon Council

Context



10 Beacon Close - Satellite image

Number 10 Beacon Close is a two-storey detached dwelling situated on the north-west side of Beacon Close in Uxbridge. The property features a gable-ended roof and a part-brick, part-tiled exterior. It is set back from the road behind an area of landscaping and trees, with sufficient space at the front to accommodate off-street parking.

The surrounding locality is predominantly residential in nature, characterised mainly by two-storey detached properties of a similar scale and appearance, contributing to a consistent suburban streetscape.

Proposal

Erection of single storey 5m deep rear and side extension, first floor rear extension 3m deep with pitched roofs .

Property Description

Detached sloping roof with brick and tile finish

Pre-Application Advice: Comments from the officer and Our Response:

Please find attached the comments from the pre-application advice below in black and our response on it in red below:

The existing property benefits from a front porch featuring a gable end roof to match the existing property. The development proposes to alter the existing roof form of the porch to include a half hipped, half gable end roof; there would be no increase in height or footprint

of the existing porch, however it would include a new designed front door. This change is considered minimal and is not considered to cause harm to the character and appearance of the original property nor the street scene. It should also be noted that the neighbouring property No.12 Beacon Close has a similar designed porch.

Proposed porch design retained as submitted in the pre-application

Ground floor extension:

-The proposed depth of the rear extension would excessively extend beyond that stated within Policy DMHD 1. A depth of approx. 4-5m may be viewed more favourably.

Depth of the rear extension reduced to 5 m

- The development would also include a new ground floor side access door. This would not cause harm to the character and appearance of the dwelling nor the surrounding area.

Proposed side access retained

First floor rear extension:

Whilst the extension is excessive in width and would alter the appearance of the rear of the property it is important to note two neighbouring properties numbers 12 and 14 Beacon Close that have benefitted from very similar extensions approved under applications 11959/APP/2016/3101 and 2719/APP/2019/908. Whilst it is acknowledged that both these neighbouring extensions were approved under the outdated local plan policies, weight is given to these examples given their proximity to the site. As the extension is located to the rear of the property and would not be visible from the street scene it is not considered that it would cause substantial harm to the character and appearance of the surrounding area. It is suggested that the middle gable is reduced in size to better reflect the developments at numbers 12 and 14 and to appear more subordinate.

Please note the middle gable external wall has been kept aligned to the existing gable wall itself

BRE Daylight and sunlight assessment & site levels:

It is recommended that a BRE daylight and sunlight assessment is submitted within a formal application to assess the impact the development would have on the amenities of this neighbouring property.

BRE daylight and sunlight assessment provided with this application.

Overall there are concerns regarding the impact of the proposed development on the amenities of the neighbouring properties with particular regard to number 8 Beacon Close.

Within any formal application these concerns should be fully addressed with the submission of a sunlight and daylight report and further information regarding site levels. Also, a Topographical survey provided with this application. Also, existing and proposed ground floor plans show the site levels according to this survey.

45 degree sight line:

Number 12 Beacon Close is located west of the application site and it separated from the host. This neighbour has a single storey garage structure located along the shared boundary with this neighbour. the proposed single storey side extension is not considered to cause harm to the amenities of this neighbour; there would be ground floor side windows in the direction of this neighbour however these are annotated to be obscurely glazed to prevent any overlooking or loss of privacy. The proposed ground and first floor extensions do not appear to extend beyond the deepest rear elevation of his neighbour, however a drawing showing how the development would not extend into the 45 degree line of sight from the closest neighbouring habitable room window should be submitted within any formal application to assess the impact further.

45 degree sight lines shown on the drawings

Boundary treatment and rear garden level changes:

The development involves changes to the rear garden levels and a new patio area. Some concerns are raised regarding potential overlooking of neighbouring gardens given the increase in height. Within any formal application, further information would be required to assess the impact of these level changes to the amenities of neighbouring properties including the height of boundary treatments etc.

Level changes have been provided through the submitted topographical survey, which has been updated on the existing and proposed levels on the ground floor plans. In addition, the existing boundary treatments and the height for it have been retained and shown on the drawings.

Arboricultural Impact Assessment and Tree protection Plan:

A Tree report, Arboricultural Impact Assessment, Method Statement and Tree protection Plan should be submitted to assess the impact of the development on trees. Any formal application would be subject to consultation with the Councils tree/landscape officer.

Arboricultural Impact Assessment, Method statement and Tree protection plan provided with this application.

Precedent projects/ similar planning approved projects



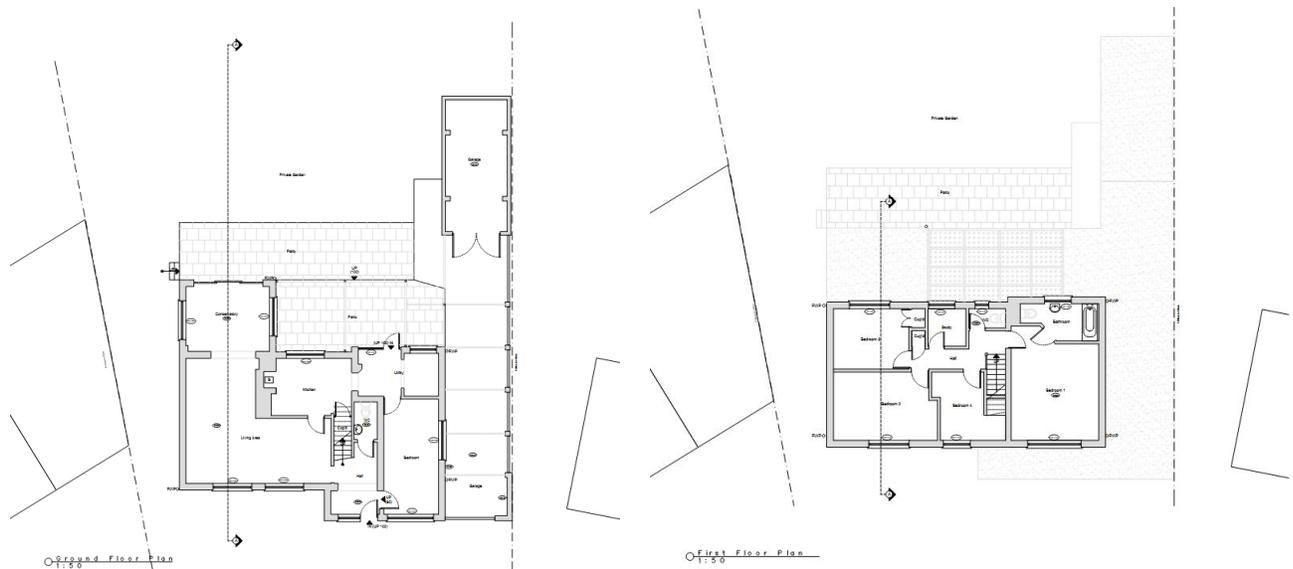
Precedents (shown in grey) with the Applicant site (in red)

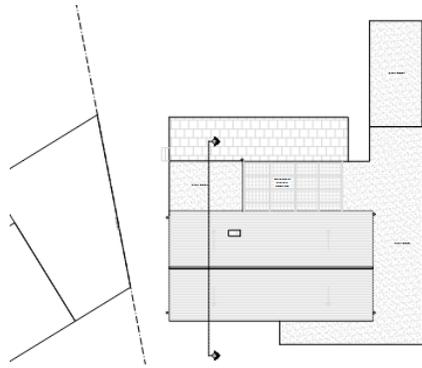
1. 12 Beacon Close, Uxbridge, UB8 1PX – Application reference - 11959/APP/2016/3101

Decision date: 14/10/2016

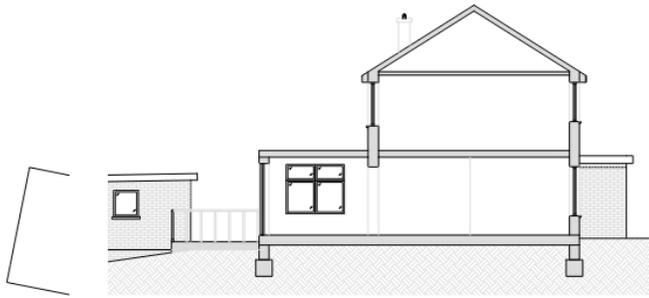
Planning permission granted for two storey rear extension.

Attached drawings below for reference:





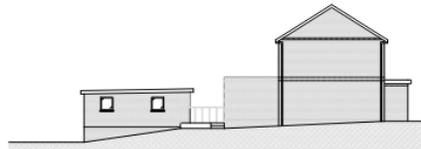
○ Roof Plan
1:100



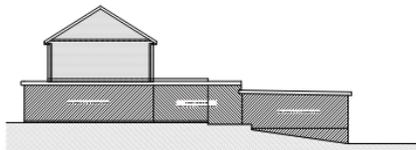
○ Section A-A
1:50



○ Front Elevation
1:100



○ Side Elevation 2
1:100

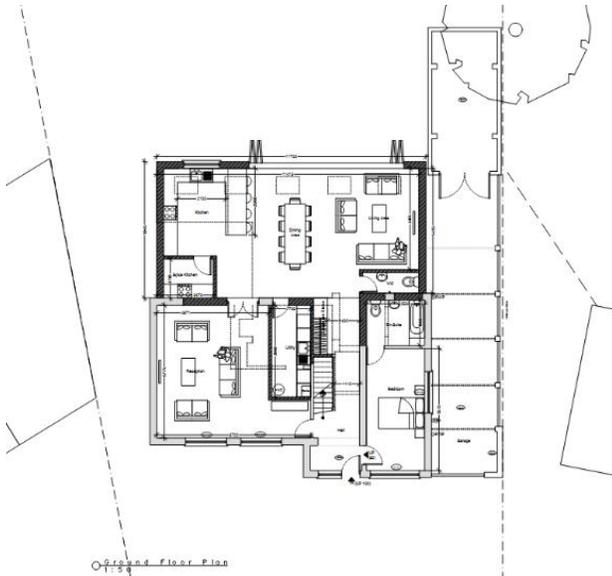


○ Side Elevation 1
1:100

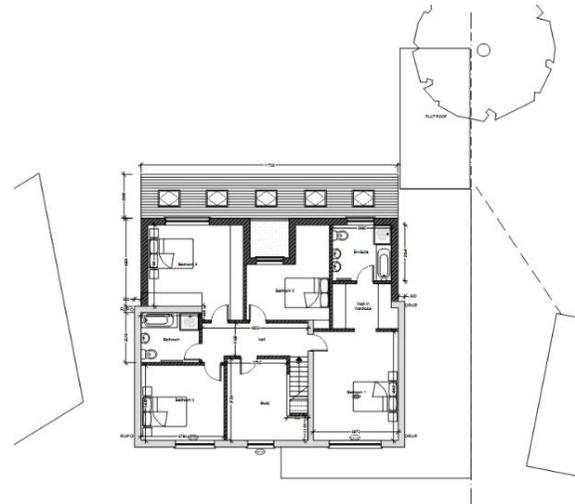


○ Rear Elevation
1:100

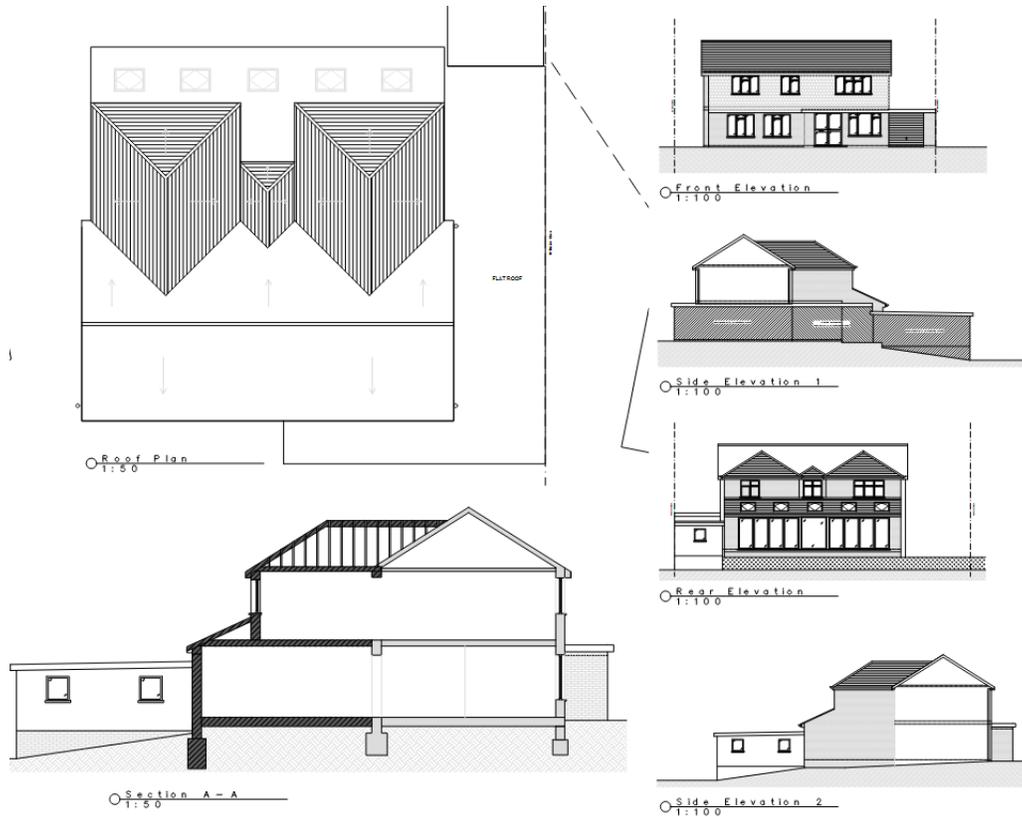
12 Beacons close – Existing drawings



○ Second Floor Plan
1:100



○ First Floor Plan
1:50



12 Beacons close – Proposed drawings

2. 14 Beacon Close, Uxbridge, UB8 1PX – Application reference - 2719/APP/2017/1805

Decision date: 03/08/2017

Planning permission granted for two storey rear extension and conversion of garage to habitable use to include alterations to front elevation

Attached drawings below for reference:



14 Beacons close – Existing drawings



14 Beacons close – Proposed drawings

Prepared by
 The Planning team
 The Market Design and Build