

23 SKIPTON DRIVE HAYES, UB3 1PL  
DESIGN & ACCESS STATEMENT  
**CONVERSION OF ROOF SPACE**

DECEMBER 2023



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## 1.0 INTRODUCTION

### 1.1 PROJECT PARTICULARS

This document has been prepared by Studio Booth on behalf of the owner.

The property currently consists of a two-storey semi-detached single-family dwelling located at 23 Skipton Drive, Hayes.

The application seeks a certificate of lawful development for the conversion of existing roof space to habitable use to include a rear dormer, 3 x front roof lights, and conversion of roof from hip to gable end. The proposals are development as defined in the Planning Acts.

Conversion of existing roof space to habitable use to include a rear dormer, gable end window and 3 front roof-lights.

- Hip to Gable:  $3.6 \times 7.12 \times 2.45/6 = 10.46$  cubic metres
- Rear Dormer:  $3.2 \times 6.48 / 2 \times 2.08 = 22.9$  cubic metres
- Total volume: 33.37 cubic metres = < 50 cubic metres



— Boundary

● Site

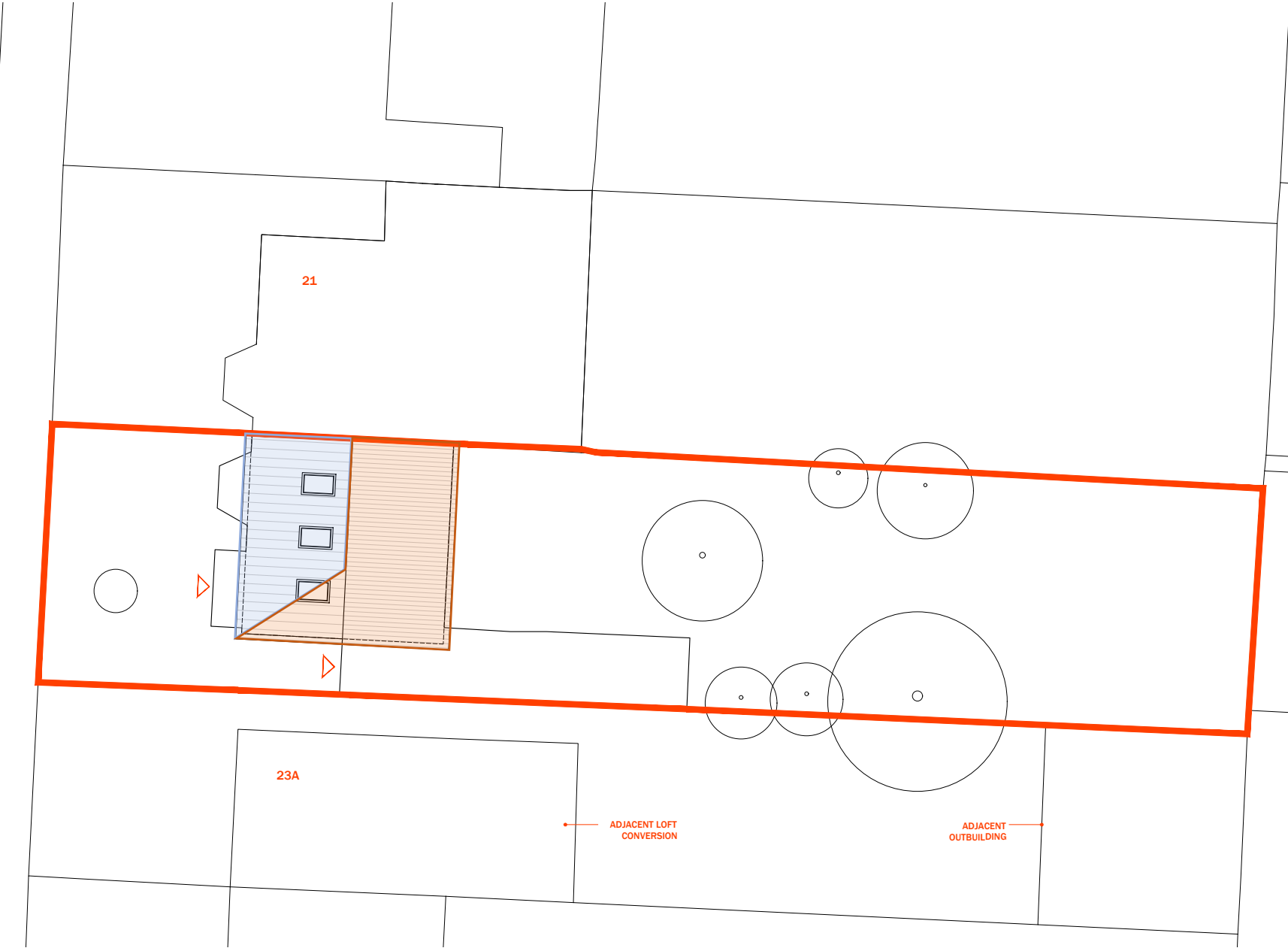
SATELLITE VIEW OF SITE



VIEW OF STREET ELEVATION

2.0 SITE ANALYSIS

PROPERTY ADDRESS:	23 Skipton Drive, Hayes, UB3 1PL
COUNTY:	Middlesex
WARD:	Pinkwell
CONSERVATION AREA:	No
LISTED BUILDING:	No
EXISTING USE:	The building is currently a single dwelling [C3 - Dwelling Houses]
PROPOSED USE:	The proposals in the planning application maintains the property as a single dwelling [C3-Dwelling Houses]



2.1 CONTEXT

The application relates to a two storey, semi-detached dwelling under a hipped roof, located at Skipton Drive to the East of Skipton Drive off Bourne Avenue and Pinkwell Lane and within the Pinkwell ward of Hayes.

The property benefits from a large rear garden which provides the private amenity space for the occupants with off street parking spaces to the front. The street scene is residential in character and appearance comprising predominantly of two storey semi-detached properties. The site is situated within the 'developed area' as identified in the Hillingdon Local Plan - Part One - Strategic Policies.

The application site is not located within a conversation area, World Heritage Site or AONB and the permitted development rights in relation to such extensions have not been restricted, nor is there an Article 4 Direction in place removing such rights for this type of proposal.

This property has no recent planning history and as such the permitted development rights have not been removed.

- Boundary
- Existing roof
- Extent of roof extension

SITE PLAN



## 2.2 RELEVANT PRECEDENT PLANNING APPLICATIONS



76874/APP/2021/4253 - 13 Skipton Drive, Hayes UB3 1PL

Conversion of roof space to habitable use to include a hip to gable extension, rear dormer, Juliette balcony and 3 x front facing rooflights (Application for a Certificate of Lawful Development for a Proposed Development)

Approved

75321/APP/2020/5 - 23a Skipton Drive, Hayes UB3 1PL (adjacent)

Conversion of roof space to habitable use to include a rear dormer, gable end window and 2 front rooflights (Application for a Certificate of Lawful Development for a Proposed Development)

Approved

54252/APP/2019/813 - 8 Skipton Drive, Hayes UB3 1PL

Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Approved

74085/APP/2018/3035 - 49 Skipton Drive, Hayes UB3 1PN

Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end, with a new gable end window and porch to front (Application for a Certificate of Lawful Development for a Proposed Development)

Approved



3.0 DESIGN AND ACCESS

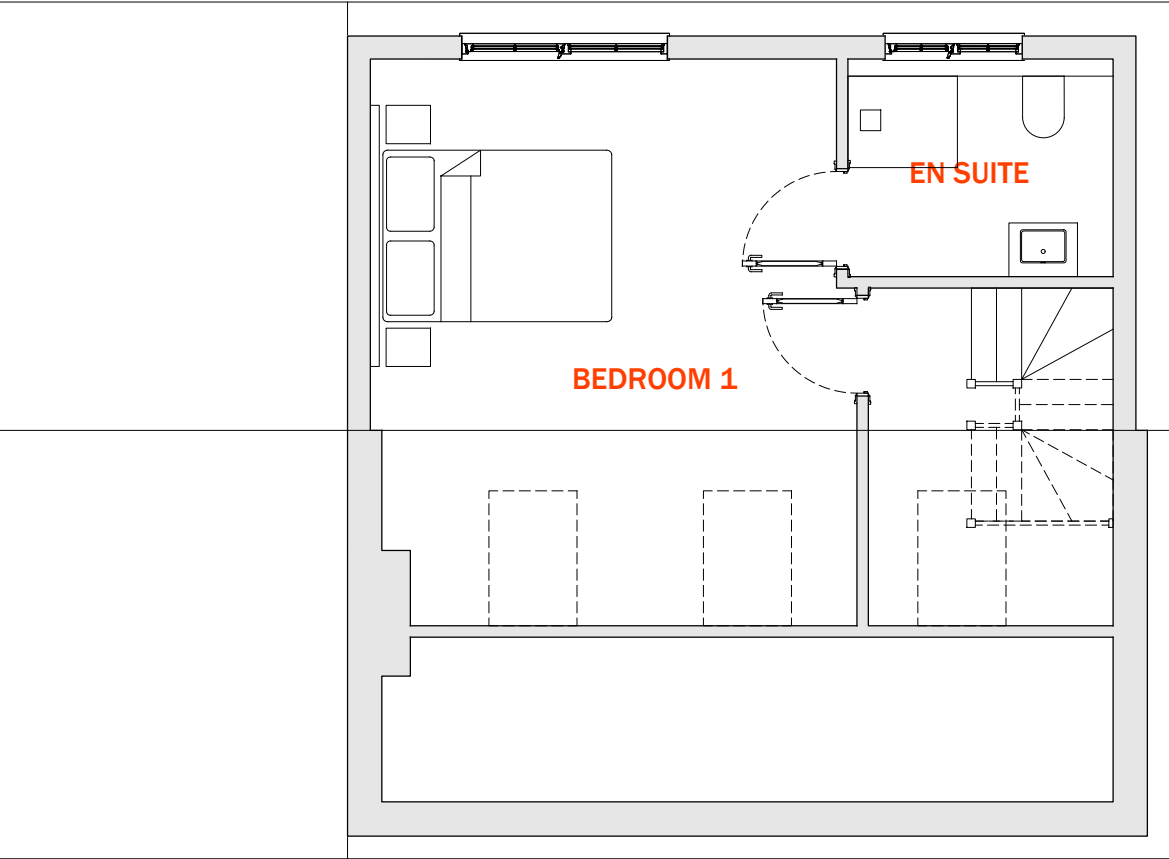
3.1 DESIGN

The conversion will accommodate a vital additional bedroom for a Special Needs Carer/ Live-In Nanny with associated en suite room. This will provide access to much-improved care and living facilities for the family while managing a disabled family member’s specialist need.

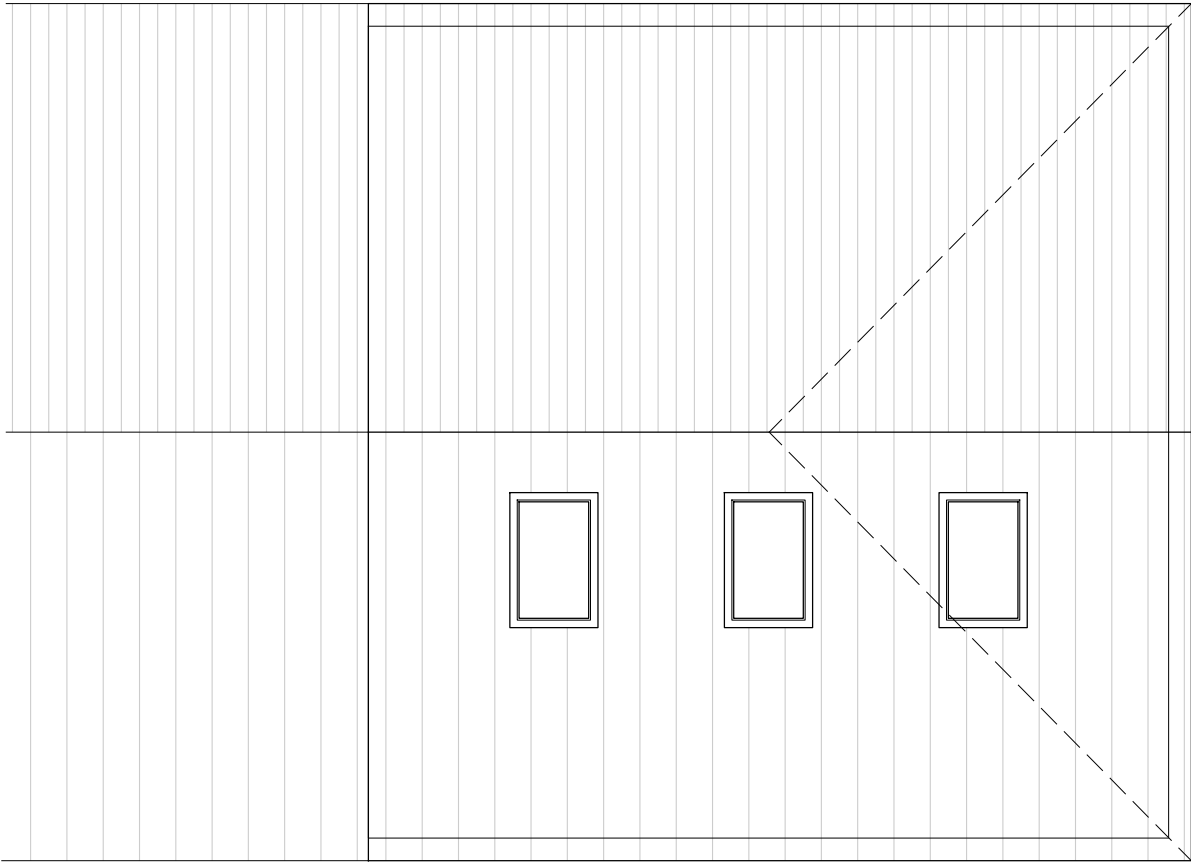
The rear dormer walls are designed to step in from the existing external walls making the proposal subservient to the main roof.

The proposed loft conversion and extension is designed to with the following proposals:

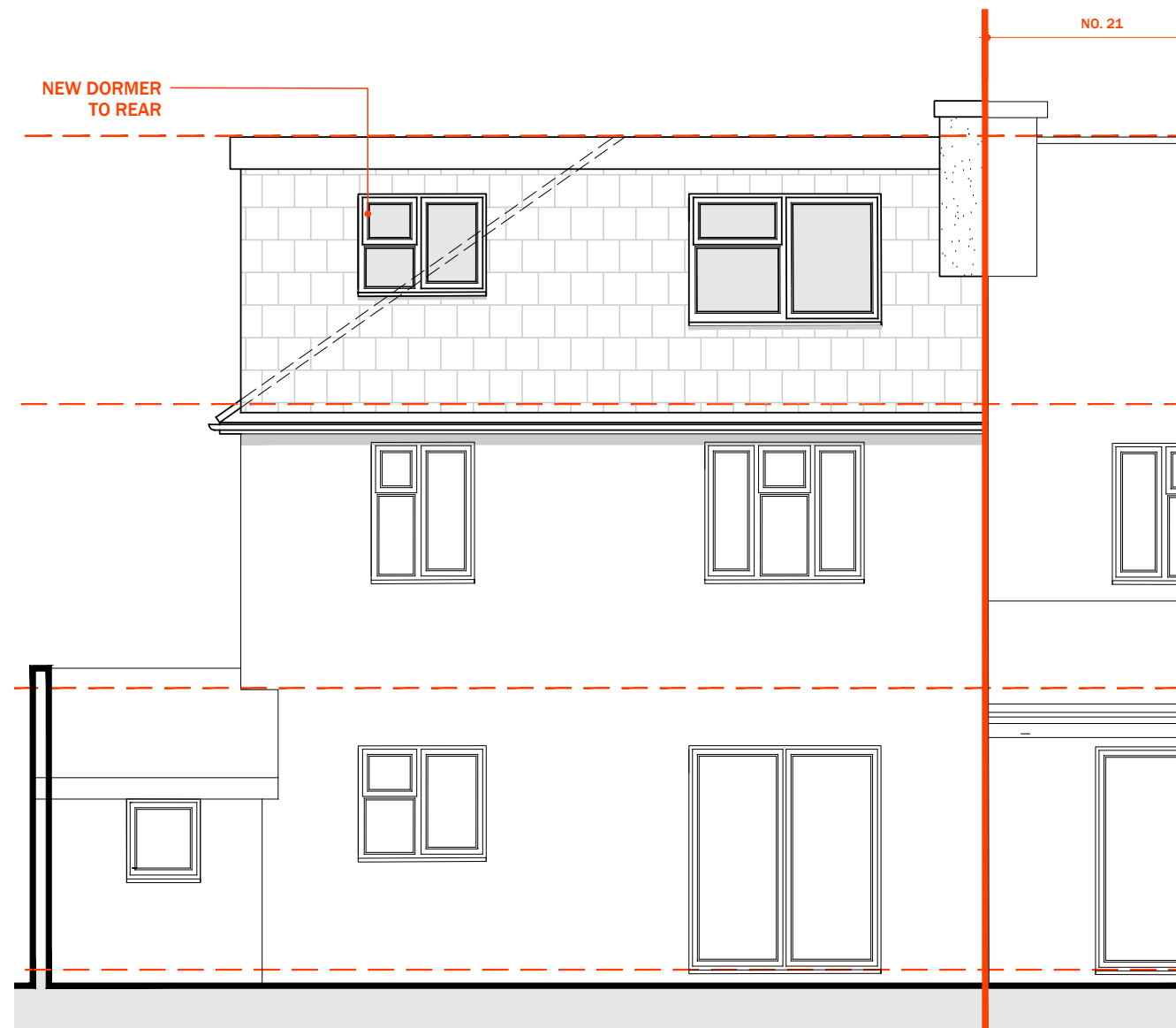
- The proposal complies with the conditions set out in classes B and G of the GPDO and the application is recommended for approval.
- Not exceed the permitted development allowance of 50 cubic metres (semi-detached property).
- The rear dormer will not project forward of the plane of a roof which forms a principal elevation or fronts a highway and will not be higher than the highest part of the existing roof.
- The hip to gable extension will not encroach on neighbouring No 23a’s property and will not be higher than the highest part of the existing roof.
- The rear dormer would be set in from the eaves margin by 200 mm.
- There are no side windows and as such windows do not have to be obscurely glazed nor do they need to be non-opening below 1.7 m above finished floor level.
- The vent pipe to the proposed en suite will not exceed the highest part of the roof by 1m.



PROPOSED ROOF SPACE



PROPOSED ROOF



PROPOSED REAR ELEVATION

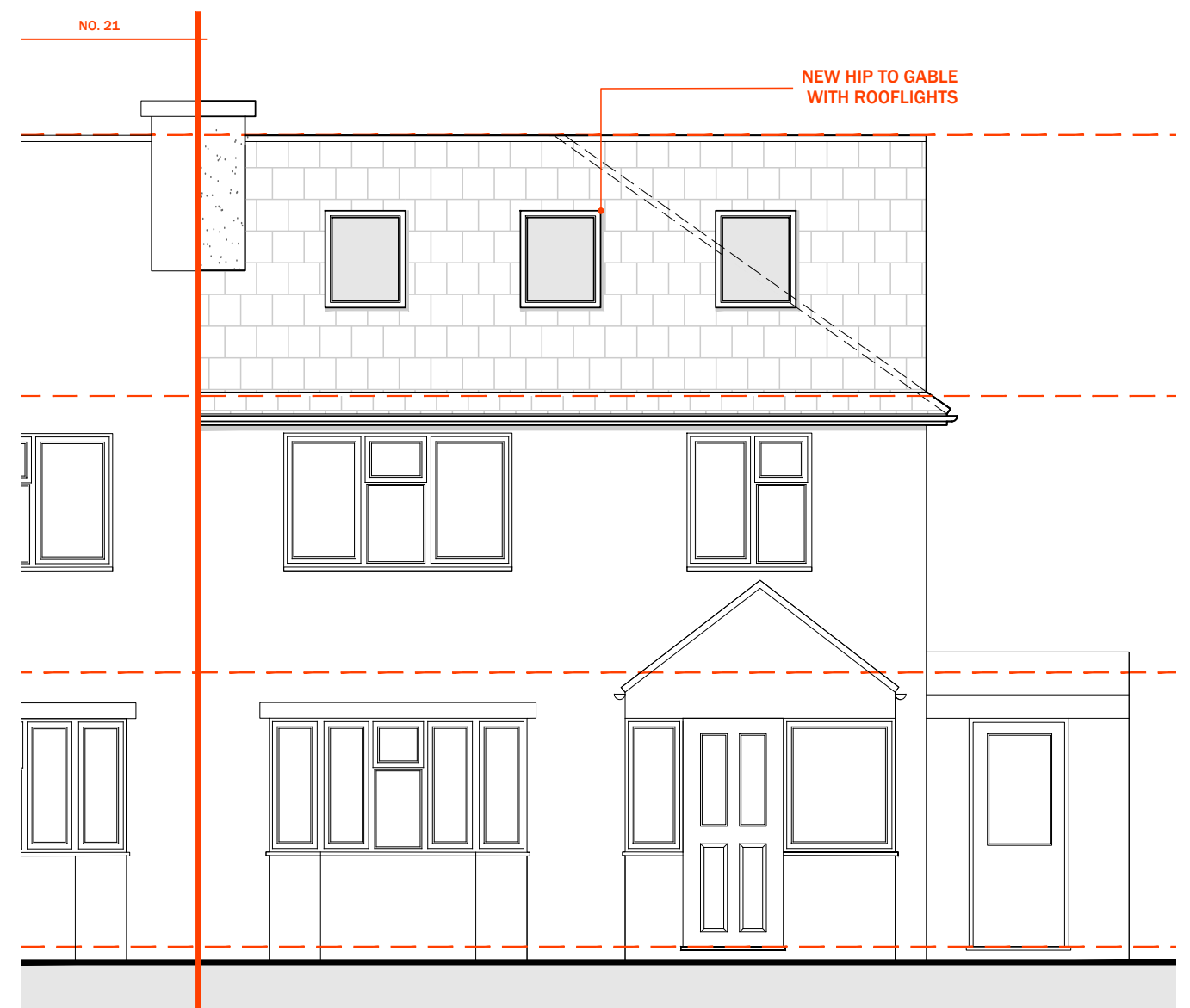
### 3.3 ACCESS

Pedestrian and vehicular access, use class and area of the property and internal spaces will not be altered by this application.

### 3.2 SCALE AND APPERANCE

Low profile flat fixed rooflights to the principal roof have been specified to ensure the rooflight projects minimal height above the flat roof. The proposed rooflight will have a minimal black metal frame.

The rear dormer conversion will be offset inwards from the flank and rear wall to maintain scale. The proposal will not be taller than the existing ridgeline and externally finished in red clay tile hanging to match the existing roof. The proposed windows to the rear dormer are specified to match the existing profile and finish.



PROPOSED FRONT ELEVATION