

DESIGN AND ACCESS STATEMENT

10 GLENEAGLES CLOSE , WD19 6LS

DESIGN AND ACCESS STATEMENT TO SUPPORT PLANNING APPLICATION

10 GLENEAGLES CLOSE, SOUTH OXHEY, WD19 6LS

CONVERSION OF SINGLE DWELLING INTO 1 X 3 BED (6P) DWELLING AND 1 X 2 BED (3P) DWELLING, WITH ASSOCIATED AMENITY SPACE, CYCLE STORAGE AND BIN STORAGE INCLUDING ALTERATIONS AT 10 GLENEAGLES CLOSE , WD19 6LS



INTRODUCTION

This statement has been prepared on behalf of our client **Mr. & Mrs Gaurav Baral** for whom we submit a design and access statement in support of the planning application for conversion of single dwelling house into two self-contained units with separate amenity space at rear, including alterations at 10, Gleneagles Close, WD19 6LS

USE

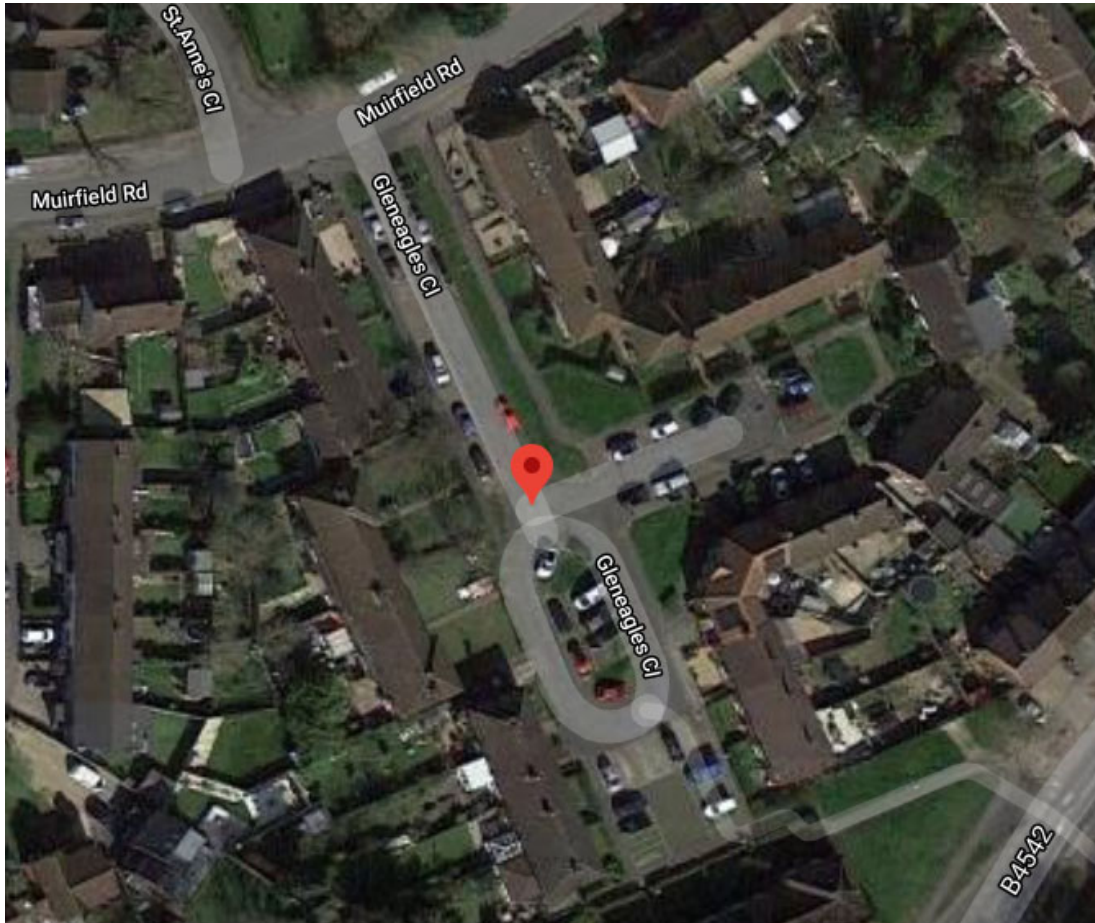
The application site consists of a two storey 3+ bed room semidetached property located on Gleneagles Close within the residential area. The proposal would create one 2 bed, 3 person flat and one 3 bed, 6 person flat.

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ACCESS

The site is directly accessible for vehicles and pedestrians from Gleneagles Close, The proposal site is located in an area where access to public transport is good with local buses within walking distances. The site is not situated within any Conservation area, and not a listed building.



THE SITE AND SURROUNDING AREAS

THE LOCATION

The site includes a semi-detached dwelling located on Gleneagles Close, South Oxhey. Gleneagles Close is a cul-de-sac comprised of semi-detached and terraced dwellings of similar design. The dwelling is set back from the highway by approximately 15m and has a dark tiled gabled roof form and a red facing brick exterior finish.

Forward of the dwelling is a front garden enclosed by a hedge and fencing and to the side and rear of the dwelling is an amenity garden of some 230sqm in area. The application dwelling does not provide any off-street parking. There are unallocated bays located on Gleneagles Close which appear to be used on a first come, first serve basis.

The site is not in a conservation area and the building is not a listed building.

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THE PROPOSAL

This proposal is for a part single storey rear and side extension and loft conversion including rear dormer and the conversion of the extended single dwelling into two separate flats given pre-application advice Ref: 20/1548/PREAPP.

It is proposed that a ground floor extension is built to the side and rear of the property. The extension would have a depth of 3.5m from the principal rear elevation and would have a width of 10.7m, extending 4.0m in width beyond the principal flank wall.

It is proposed that a dormer window would be inserted within the rear roof slope of the dwelling. The dormer would have a depth of 3.7m, a width of 6.4m and a height of 2.5m. The extended dwelling is proposed to be converted into two separate self-contained flats which would contain three and two bedrooms. One flat would occupy the ground floor level and would contain a kitchen and living area, two bathrooms and three bedrooms. The other flat would occupy the first floor and roof level and would contain a kitchen and living area, two bathrooms and two bedrooms. The proposed block plan indicates that the rear amenity garden would be separately to each flats including cycle storage and bin storage.

NATIONAL & LOCAL PLANNING POLICIES

National Planning Policy Framework (NPPF)

In 2019 the NPPF was updated, to be read alongside the online National Planning Practice Guidance. The NPPF is clear that "existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework.

This pre-application has been considered against the policies of the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Three Rivers Local Plan

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies PSP2, CP1, CP2, CP3, CP4, CP8, CP9, CP10 and CP12.

The Development Management Policies Local Development Document (LDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include DM1, DM4, DM6, DM8, DM10 and DM13 and Appendices 2 and 5.

The Site Allocations Local Development Document (SALDD) was adopted on 25 November 2014 having been through a full public participation process and Examination in Public. Policy SA1 is relevant.

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Other

Affordable Housing Supplementary Planning Document (adopted June 2011).

The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015).

The Localism Act received Royal Assent on 15 November 2011. The growth and Infrastructure Act achieved Royal Assent on 25 April 2013.

The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Habitat Regulations 1994 may also be relevant.

FLOOR AREA:

The plans show that the floor area for the proposed flat 10 Gleneagles Close would be around **97.5sq.m** and 10A Gleneagles Close would be around **83.6 sq.m** which are about the 93 & 70 sq.m required by the London Housing Standards guidance. The internal living area is therefore adequate.

AMENITY

Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space. Section 3 of Appendix 2 of the Development Management Policies LDD sets out indicative levels of amenity space dependent on the number of bedrooms. Appendix 2 outlines that a two bedroom flat should provide 41sqm of amenity space.

The proposed development would result in the retention of a usable rear garden area of approximately **86.1sq.m** for the proposed 3-bedroom flat 10 and **82.6 sq.m** for the proposed 2-bedroom flat 10A. The proposal would therefore accord with the amenity space requirements.

All the proposed habitable rooms of the existing house, and those provided in the new would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

In terms of the impacts on neighbouring properties the 45 degree rule is used to determine impacts on daylight and sunlight to neighbouring properties. No impacts on neighbouring properties would be anticipated from this development.

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DESIGN AND APPEARANCE

The proposed ground floor extension would have a depth of 3.5m and would extend 4.0m in width beyond the principal flank elevation of the dwelling. Whilst this element of the proposal would be relatively wide, it would be set back from the principal front elevation of the dwelling and its single storey nature is not considered to give rise to harm to the character and appearance of the dwelling.

The proposal is for a conversion of single dwelling house into two self-contained units with separate amenity space at rear, including alterations in accordance with drawings TP/427/FT/01-06 Consistent with surrounding buildings feature, new proposal will have flat and pitch roof to achieve a U value of 0.16Wm²K. External walls will be insulated cavity construction to achieve a U value of 0.28Wm²K with brick work to match the existing house. All new windows and door will be upvc framed double glazed. All glazing to be with 16mm air gap and soft low e-coating. Glass to be Pilkington k glass to achieve a maximum u value of 1.6 / 1.8Wm²K.

SUSTAINABILITY

Policy DM4 of the Development Management Policies LDD sets out that development must produce at least 5% less carbon dioxide emissions than Building Regulations Part L (2013) requirements having regard to feasibility and viability. This may be achieved through a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, connection to a local, decentralised, renewable or low carbon energy supply.

PARKING

The application dwelling does not provide any off-street parking and there are unallocated bays located on Gleneagles Close which appear to be used on a first come, first serve basis. Covered cycle storage will be provided to both flats.

INCLUSIVE ACCESS

The houses have been designed with inclusive access in mind, and are in compliance with current Part M regulations for accessible dwellings. Inclusive access design ensures that the houses are suitable for a wide range of occupants. A level external landing leads into the house, where stairs and landings all are accessible width. Habitable rooms (living, dining area/kitchen and WC) are provided on the ground floor, with Part M compliant Bedrooms and bathroom on the first floor level.

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CONCLUSION

This statement along with the accompanying existing and proposed drawings will form a new Full Planning Application. The proposal complies with Council infill Policies as well as the Small and Medium Housing Sites SPD and relating to alterations and extension to your home, in that it complements the existing building and character of the surrounding buildings, does not alter its scale and character, and respects the amenity, privacy, daylight and sunlight of adjoining properties and the local character and street scene. It also complies with the guidelines set out in Design Guidance note: (residential development standard).

The proposal would make efficient use of land by increasing the density of the development, without causing harm. This scheme would maximize the site potential and contribute to the Borough's housing figures. The development complies with policies and national planning guidance PPS 3, making efficient use of land. The proposed dwelling meets the criteria and standard space requirements, for a new house/ flat.

Careful consideration has been given to the size and aesthetics of the proposals and the relationship with the neighboring properties and is in accordance with the requirements of the Design Policies and Supplementary guidelines and would preserve the character and appearance of the existing building.

Owner is proposing to develop the site by introducing one more family unit. Carefully selected materials and a thorough design process has ensured that the proposed additional family home are sympathetic to the character of the surrounding area. Internally, the new unit benefit from accessible design, allowing for a wide range of possible occupants. The proposal retains the privacy and amenities of surrounding properties Overall the application proposal meets the requirements of national and local planning policies.