

**DESIGN & ACCESS STATEMENT**  
**132 Harlington Road, Hillingdon, UB8 3EY**

**Introduction:**

This proposal is for the planning permission for addition of first floor with roof accommodation at second floor level to the existing single dwelling chalet bungalow at the site at 132 Harlington Road, Hillingdon, UB8 3EY to create additional bedrooms with en-suite facility.

**Location:**

The application relates to a 1.5 storey, detached chalet bungalow located on Harlington Road, Uxbridge. The property is located in a substantial plot and consists of pebbledashed walls and a clay tiled roof located on the western side of Harlington Road which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The street scene is residential in character and appearance comprising mainly detached properties (mostly two- three storey high) of a variety of styles with a mixed of single family dwelling and flats. The rear of the property backs onto a large industrial/ storage and is screened by some trees.

**Context:**

The existing building is a detached chalet bungalow situated on the western side of the Harlington Road. The property has dormer windows to the front, rear and side and a conservatory at the rear. It also benefits a brick paved front garden providing ample parking space for at least 4-5 cars. A garden at the rear has a mix of soft and hard landscaping and is screened off from the warehouse at the rear by several trees.

**Design:**

The proposed development will include enlargement of the existing roof space to create and additional floor with additional habitable roof space on the level above to include smaller dormer windows on the side and front. At the rear, there will be a hipped roof to adopt a more sympathetic approach to the design.

The footprint on the ground floor will remain unchanged. The proposed first floor will now accommodate 4 bedrooms with en-suite facility and storage. A spacious hall/ landing will lead to the habitable area in the roof space via a new staircase. The generous roof space will allow for 2 additional bedrooms with bathroom facility. Rooms will enjoy sufficient daylight via dormer windows and rooflights to the side and rear. The bathroom window on both first floor and loft level will be fixed shut to 1.7m height and will have obscured glazing to ensure no overlooking into the neighbour's side.

There will be no detrimental effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

**Appearance and scale:**

The development will be of a high quality of design which will enhance the local distinctiveness of the area and make a positive contribution to the local area in terms of layout, form, scale and materials. The proposal will be in keeping with the scale, form and architectural composition of the original building. In terms of the design, it should be constructed using materials similar to those in the main house with matching windows.

**Access:**

Access to the site will remain unchanged. The existing driveway can park at least 4-5 cars.

**Car & Cycle Parking and Refuse Area:**

The proposal includes covered refuse area at the side along the northern boundary & covered cycle parking spaces.

**Landscaping:**

The proposal will not affect the existing landscaping. No vegetation will be harmed in the process of the development. The existing hard-permeable surface will be retained as it is.

**Conclusion:**

The proposal would result of effective use of the large plot in the creation of additional accommodation for the growing family without affecting the character of the area. The proposed scheme would not affect the daylight and sunlight or amenity spaces of the neighbouring properties.

To conclude, the proposed development of the site complies with both local and national planning policies and objectives and as such would result in a development which is in harmony with the locality and does not have a detrimental impact upon neighbouring properties and its surroundings.