

301 West End Road,
Ruislip,
HA4 6QS

Design & Access Statement

March 2023



V - Design

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■ 1.0 Introduction

■ 1.1 Planning Application

The Design & Access Statement for **301 West End Road** in the **Hillingdon Council**, is produced and submitted on behalf of V Design CAD Services LTD. The proposal is for *Demolition of Existing Garage and Erection of a Single Storey Side & Rear Extension and Adding a New Front Porch..*

■ 1.1 Planning History

Based on the council's planning website, there is a single application history of planning application under this address which is stated below:

A planning application for Demolition of the existing garage and erection of single storey side extension and front porch was submitted and refused (Ref: 10444/APP/2023/61).



■ 2.0 Location

■ 2.1 Transport

301 West End Road is located on the west end road between 299 West end road and 303 west end road.

Polish War Memorial Bus Stop is the most accessible transport from site, walkable for 1-2 minutes. The nearest train/railway station is South Ruislip which takes 10 mins to walk.

■ 2.2 Local Services

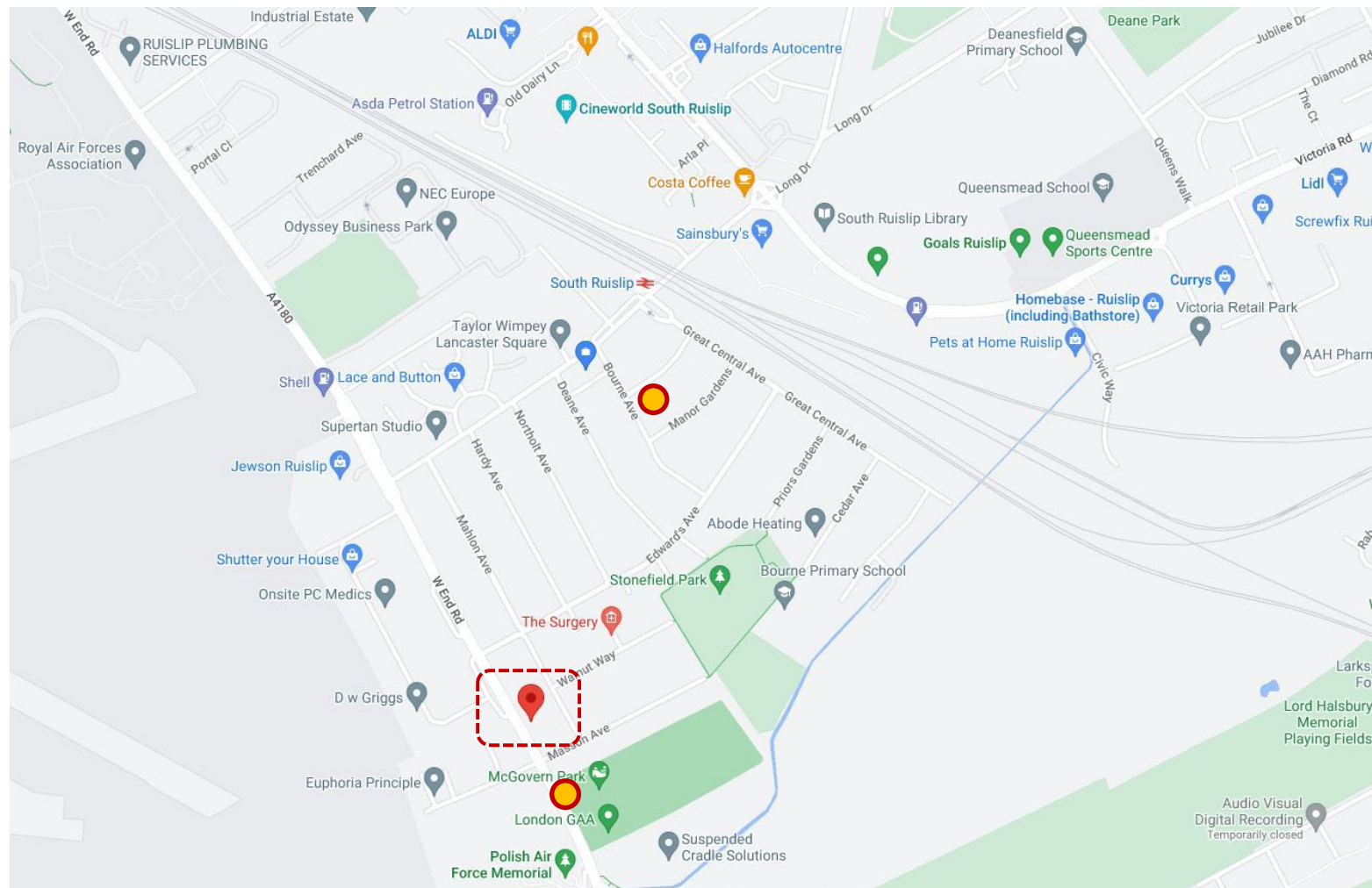
Residents are provided with many local amenities and services, including many schools and colleges, parks and religious buildings.

■ 2.3 Local Amenities

Stonefield Park & McGovern Park both are at a walkable distance within 10 mins walking distance depending on the route.

■ 2.4 Conservation Area

This property is not located in a conservation area.





3.1.1 Aerial Photograph

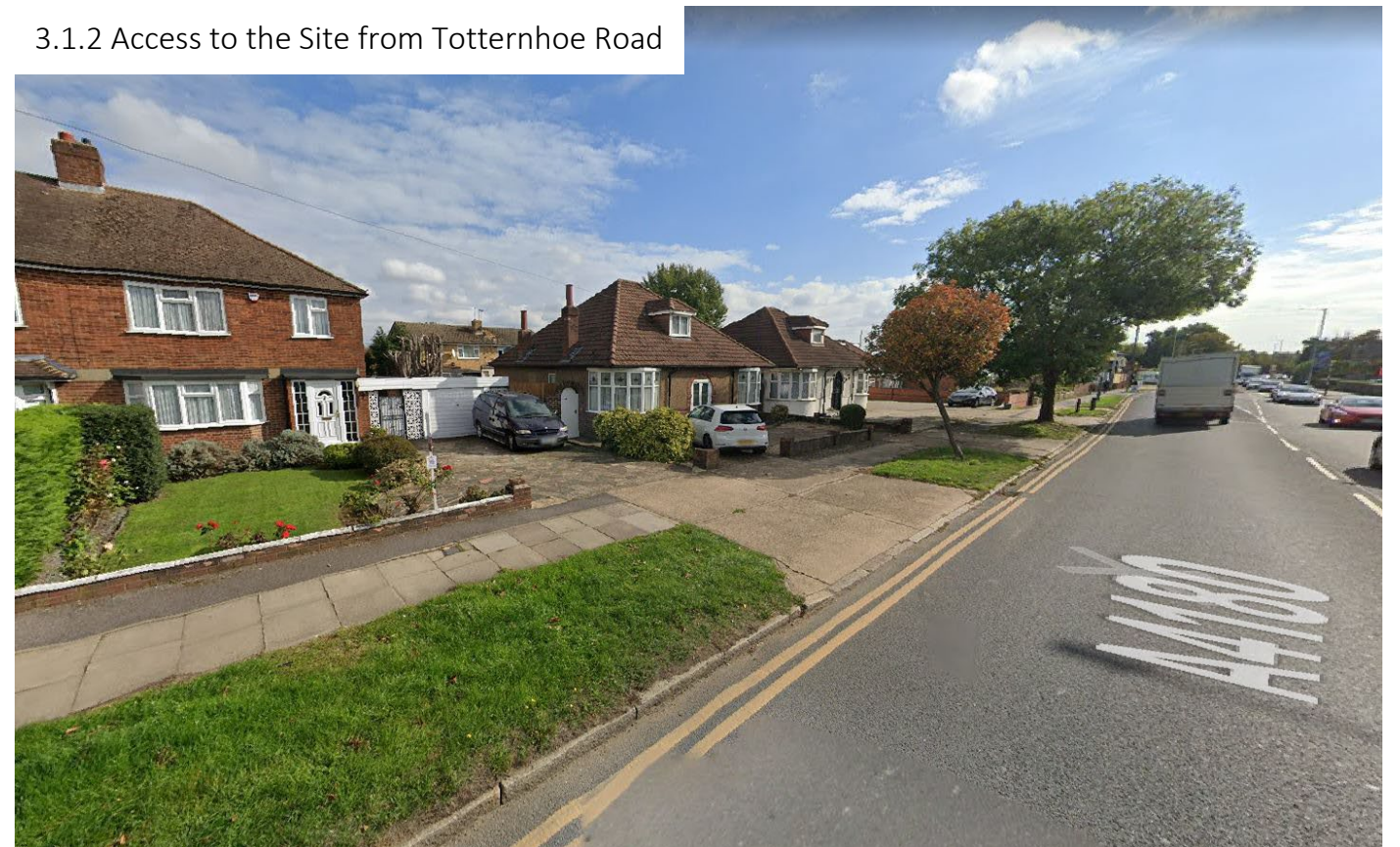
■ 3.0 Site

- 3.1 The urban landscape around the site is mainly residential

As seen in the aerial photograph, its neighbouring properties are semi-detached houses with ample amount amenity space.

- 3.1.1 Aerial Photograph
- 3.1.2 Access to Site from West End Road

3.1.2 Access to the Site from Totterhoe Road



■ 4.0 Existing

■ 4.1 Plot

301 West End Road is located on the west end road between 299 West end road and 303 west end road backing property 64 Mahlon Avenue

The total site area is **349.94 m²**.

■ 4.2 Architectural Characteristics

The characteristics of the existing structure is a semi-detached property consisting of two stories. As the proposal is to demolish the existing garage and erect a new side extension on the side, the materials and finishes it consists of are the following:

- Bricks
- UPVC Windows
- Roof Tiles
- UPVC Doors & Windows



4.2.1 Existing Front Elevation

■ 5.0 Proposal

■ 5.1 Proposal Description.

The proposal is for *Demolition of Existing Garage and Erection of a Single Storey Side & Rear Extension and Adding a New Front Porch.*

■ 5.2 Net Internal

Existing Building Footprint Area: **81.22 m²**

Proposed Building Footprint Area: **101.33 m²**

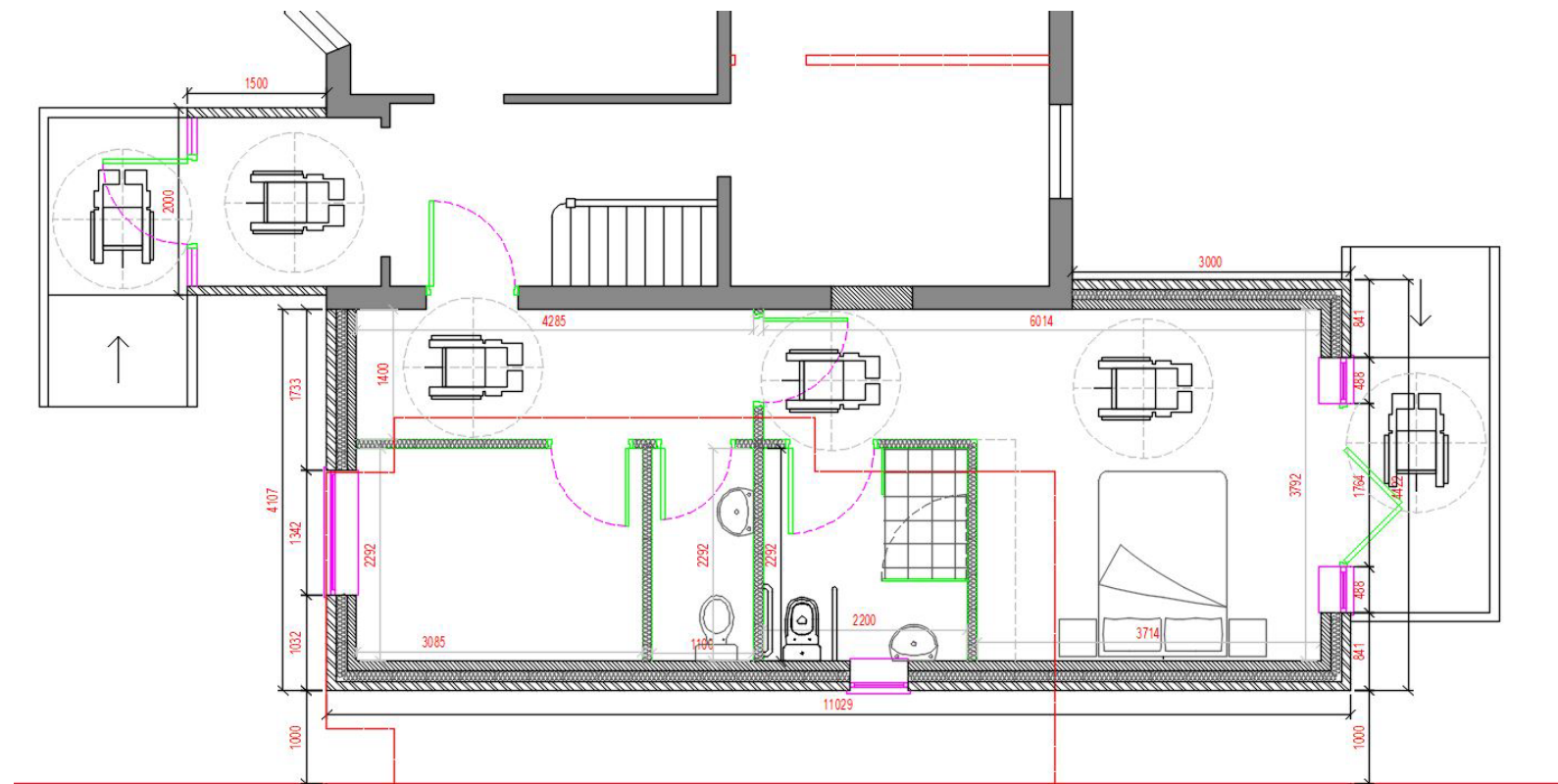
Existing Ground Floor Internal Area: **73.03 m²**

Proposed Ground Floor Internal Area: **90.25 m²**

Existing First Floor Internal Area: **45.96 m²**

■ 5.3 Proposal.

As seen in Figure 5.3.1, The Extension is being built with Part M compliance being an extension solely built for the client's family member with mobility issues which are worsening with age. The side extension will consist of a large 1500mm wide hallway with a storage room in the front, WC for general use and a Part M-compliant bedroom at the rear with an en-suite (also Part M Compliant).



5.3.1 Proposed Ground Floor Plan

■ 5.0 Proposal

■ 5.4 Planning Statement – A Statement prepared based on the refusal report from a previously submitted application - 10444/APP/2023/61

- **Description: Demolition of existing garage and erection of single-storey side extension and front porch.**

- The proposed side extension will replace the existing garage. The side extension is set back 2.6m from the front elevation and will project 4.1 m from the existing side wall with a depth of 11m. The side extension incorporates a part pitch and flat roof design. The front portion of the side extension has a maximum height of 3.4m, with the eaves at 2.7 meters & the flat roof at 3.00 meters height at the eaves.
- It is mentioned in the previous refusal that the proposal was failing to harmonize with the existing character of the area and closing of an important existing gap, we would like to argue here that the existing garage sits at the edge of the property while our proposal manages to create a gap of 1 meter from the boundary to create a gap on the ground floor whereas the terracing effect is not relevant with the fact that this proposal is for a single storey side extension and no works are being done on the first floor to close the separation gap of importance for the local character.
- Weightage to be given to the neighbouring properties No 299 West End Road with Double Storey Side Extension and No 277 West End Road with full-width Single Storey Side Extension up to the boundary.
- The Previous refusal reasons also addressed, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
 - The existing garage currently adjoins the boundary of 301 and 303 West End Road, while our proposal increases the space between the two properties to decrease the sense of enclosure to the neighbouring property.
 - The Amended proposal looks forward to decreasing the overall depth of the proposal to 11 meters reducing the overbearing effect mentioned previously in the report.
 - The proposal seeks to increase the usable space for our client while there will be no overlooking whatsoever as the boundary will be covered with 1.8m high timber fences to restrict overlooking from the neighbour's side to our client's property and vice versa.
 - To describe the overshadowing effect as per mentioned in the report by the proposal, with the overall height reduced due to a flat roof and the reduced depth now providing no overshadowing effect, Please refer to the separate document with sun path analysis in this submission.
- Overall, the proposal seeks to extend the existing property for the use of our client's aunt with mobility issues and is for the betterment of their living conditions. A Document with Additional Photos is also provided for the planning officer's reference.

■ 6.0 Proposed Drainage, Recycling, Bike storage & Refuse

■ 6.1 Drainage:

It is proposed to connect drainage pipes to the existing drainage system on-site.

■ 6.2 Recycling and Refuse:

The existing waste and recycling collection schedule will be adhered to with collections being made from the front of the property.