

Design access statement for Proposed Single Storey Part Rear Extension

Introduction

This design and access statement describes the current state of the property single dwelling and the proposal of improvement to high suitable standard in accordance to Hillingdon Council regulations.

Assessment

Existing detached house dwelling house fronting along Deane Avenue, which is located on a residential road.

The houses along this road are unique and have their own character.

The neighbouring property recently had a single storey wrap around extension approved, this project beyond our extension and approved rear extension. (44123/APP/2023/2422).

Evaluation

The proposal it's towards rear of the property to align the rear extension to match the existing extension. The property will not harm neighbouring properties also the development will not outcast the property from the surrounding

The circulation area around the house and road shall be maintained.

History

There is already a planning application which has been approved and under construction at present. Application No. 11394/APP/2023/3620 & 11394/APP/2024/1335.

Proposal

Considering the size and setting of the neighboring properties and the national guidelines.

The main objective of the proposal is to make efficient use of the existing and proposed accommodation. The proposed works entail complete refurbishment of the house meeting the current building control requirements, including good standards of living and insulations.

The Proposal will not have any adverse impact on the amenities of the neighboring properties. The proposal is still smaller then the proposed neighboring extension.

Surroundings

These properties are all new developments, the new orangery is made from mostly glazing and this would not have any over shadowing impact to any of the neighbours.

Sustainability

The materials proposed are of a traditional nature which will ensure longevity of the building. High values of insulation required to meet the current building regulations will ensure energy savings and installation of condensing boilers.

Conclusion

This application is suitable for this type of development in line with other neighboring properties. There will be no loss of light and overlooking the neighbours.

The proposal seeks to enhance the general environment within the local area and providing modern and comfortable living accommodation.

We see this application to be suitable for this type of development within London Borough Hillingdon Council and we look forward to working with you.