

# Design and Access Statement

## Our Ref

HA46TE

## Report Date

12/12/2022

## Address

74 Mahlon Avenue, Ruislip, HA46TE

## Proposal

Erection of a single-storey rear extension and part one and part two side, rear and front extensions



# 1.0 Introduction

The applicant has appointed Express Planning Ltd. to prepare the necessary drawings and supplementary documents for pursuing this Householder Planning Application.

This statement accompanies a Householder Planning Application, along with supporting documentation, to indicate the erection of rear extension and part one and part two side, rear and front extensions at 74 Mahlon Avenue, Ruislip HA46TE.

This application and drawings demonstrate that we will comply with Hillingdon Local Plan, Unitary Development Plan and National Planning Policy Framework.

This statement should be read in conjunction with the drawings.

## **2.0 Planning Policy (Hillingdon Local Plan Part 2 Development Management Policies, National Planning Policy Framework)**

PT1.BE1 (2012) Built Environment

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012)

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

LPP D6 (2021) Housing quality and standards

LPP D3 (2021) Optimising site capacity through the design-led approach

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

NPPF12 VNPPF 2021 - Achieving well-designed places

## 3.0 Location & Setting

The property is situated along Mahlon Avenue, a predominantly residential road.

The site is immediately surrounded by residential buildings of a similar style, which are terraced, semi-detached and detached, two-storey dwellinghouses. Many of these homes have rear and dormer extensions on the roof level.

The street features on-street parking and parking in the front gardens.

The subject property is a semi-detached house set over two floors with red brick external wall feature at the front, rear and side elevations.

The subject property does not fall into a Conservation Area.



## 4.0 Use

The existing property is used as a single family dwellinghouse (C3 Use Class) and it's use will remain the same.

## 5.0 Amount & Layout

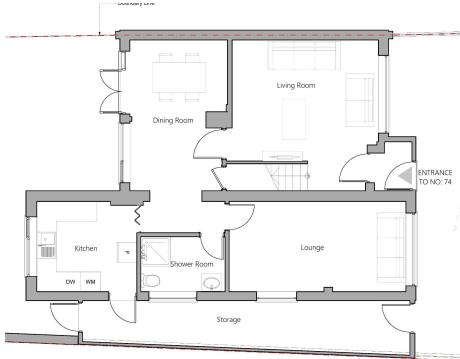
The existing GIA of the ground floor is 86.00 sqm, and the proposed GIA will be 97.45 sqm following the proposed single-storey rear extension and alterations on the ground floor level.

The existing GIA of the first floor is 35.22 sqm, and the proposed GIA will be 62.92 sqm following the proposed 2-storey side and rear extensions and alterations on the first-floor level.

The alterations include the erection of a single-storey ground floor rear extension and erection of part one and two-storey side, rear and front extensions.

External alteration includes building new brick walls for the extensions and tiled walls for the front first floor to match the existing character of the main house.

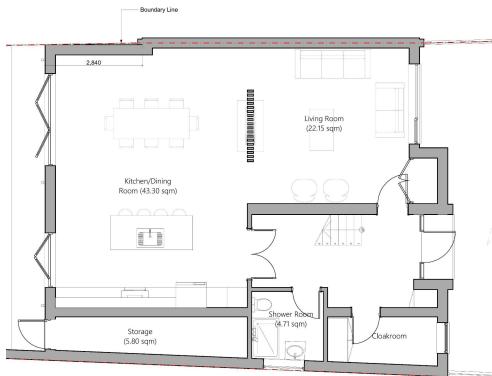
The existing rear garden area is 76.31 sqm, and the proposed rear garden will be 61.45 sqm.



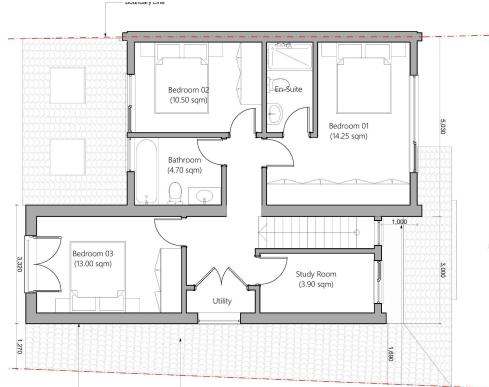
EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR

## 6.0 Scale

The scale of the proposed extensions has been kept aligned with the main building. The 45-degree line has been followed for the first-floor side and rear extensions.

The front wall will have a 1-metre set-back to comply with Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). The side extension's width will follow the existing footprint of the solid wall on the ground floor. The existing width of the house is 5.03 metres, and the side extension will be 3.0 metre to follow the same footprint as the existing ground floor.

Although, the Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) allows half the width of the original property. The side extension follows the original footprint of the solid wall to minimize the construction. The proposed two-storey side does not overwhelm the original property.

We have considered and assessed the side extension to create a London Interim Design Guide-compliant bedroom in the side extension. A 2.5-metre side extension would leave us approximately 2.15-metre width (minus wall and plasterboard thickness) bedroom space. The bedroom width would fall below the national standard level; thus, a 3-metre side extension will be essential to create a good size bedroom space.

The design will have no adverse effect on the immediate neighbouring properties. 72 Mahlon Avenue has a 2.85 m rear extension.

The development does not have an overbearing impact, nor does it cause a significant sense of enclosure or loss of outlook from or light to the main windows of the habitable rooms of the neighbouring properties.



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

## 7.0 Access & Landscaping

The main access to the building is located on the front elevation and will remain the same. The rear garden will be accessible from the ground floor kitchen/dining area and the side entrance.

The proposal considers the necessary arrangements to ensure that all occupants have adequate access to all common parts of the building.

The existing landscape to the front and rear will be kept as it is. The garden will provide opportunities for recreation, leisure and tranquillity to the current and future occupiers.

## 8.0 Appearance & Materials

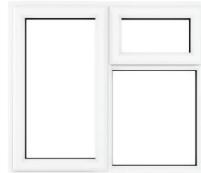
The existing walls are red brick and will remain the same throughout the extension. Only first floor wall will be tiled similar to the existing house.

The rear elevation was designed to be united with the host property's shape and outlook and not cause a sense of enclosure, loss of outlook from, or light to main windows of habitable rooms of the neighbouring properties.

The materials used will be appropriate to the context; therefore, the new brick walls, doors and roof lights will match the neighbourhood's existing character.



Rooflights



White uPVC doors and windows



Red Brick Walls to match existing

# Conclusion

This application seeks a Householder Planning Application for the erection of a single-storey rear extension and part one and two side, rear and front extensions at 74 Mahlon Avenue, Ruislip, HA46TE.

This application and drawings demonstrate that we will comply with the Hillingdon Local Plan, Unitary Development Plan and National Planning Policy Framework.

The extensions have been designed with integrity to the overall building character and on the basis that they would have no impact on the visual amenity of the surrounding area and occupiers of the neighbouring property. The design and scale of the extensions respect the existing building and the streetscape. The use of similar materials and architectural features ensures the development is sympathetic to the character of the building. The increased space will create high-quality living accommodation for current and future occupants, thereby increasing the overall sustainability of the residence.

The proposal would not materially harm the area's character and appearance and would accord with the Local Plan.

We aim to work proactively with the LPA to create a high-quality and sustainable environment and believe this proposal enhances the building and the local area.

Should additional information or clarification be required to progress this application, please do not hesitate to contact Express Planning Ltd. We are more than happy to make any amendments to the proposal that the London Borough of Hillingdon may suggest.

# Precedents



Planning Reference: 73622/APP/2018/800

2 WALNUT WAY RUISLIP HA4 6TD

Two storey side extension and single storey rear extension  
(The extension has been approved without front set-back)



Planning Reference: 70156/APP/2016/621

LAND ADJACENT TO 65 MAHON AVENUE RUISLIP

Two storey, 2-bed, attached dwelling with associated parking, cycle store, bin store and amenity space involving installation of vehicular crossover to side

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