

DESIGN AND ACCESS STATEMENT

**PROPOSED DOUBLE STOREY SIDE EXTENSION
AT 44 RESERVOIR ROAD, RUISLIP
HA4 7TU**

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Design Impact Statement

Proposed Extension, 44 Reservoir Road Ruislip

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1. Background of Previous Planning Application

A planning application of double storey side extension for the said property was made earlier in 2014. The application Ref 11644/APP/2014/3329 was refused by notice dated 14 November 2014. The application was refused basis a street tree which was lying between the property and the road edge. It was positioned close to where one of the intended driveway parking spaces would lead to cross-footway movement. Hence leading to shortage of parking space.

Over a period, the street tree died on its own and now there is nothing in between the property and the road edge that can cause any hindrance in manoeuvring.

In the current application due care has been taken about the parking provisions which is detailed out in point no. 8.

2. Local Area:



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The local area within which the site is located is in Ruislip in the borough of Hillingdon. The application site is situated at 44 Reservoir Road. The existing house is typical of dwellings within the immediate vicinity, being a two storey detached domestic property constructed of brick externally, with a tiled gabled roof. As with many properties within the area the dwelling benefits from a large rear garden with parking to the front.

3. Site Photographs:



Front view from Reservoir Road



View of Entrance driveway



Rear view from the garden

4. Site Analysis:



The application site is situated off Reservoir Road. The immediate site upon which the application is based is No 44. No 44 comprises of a two storey detached dwelling with a habitable loft. The proposal is to extend to the side of No 44 on the first floor to create an additional bedroom. The existing floor below bears concrete foundation designed to cater the load of a double storey. It is faced in red brickwork with concrete roof tiles to a gable end roof. Our clients wish to update and extend the property, to enhance its use as a family home.

5. Design Principles:

The design has been based on the following principles:

A domestic extension to update and cater to the needs of the family.

To maintain the existing parking within the site.

To ensure that facing materials in colour and form respect the local surrounding development, using brickwork, with new roof covering and new glazing to match the existing property.

6. Proposal

The proposal is to construct a domestic side extension, the proposal has been designed to respect the form of the existing building. The size of the side extension has been maintained at a modest size in relation to the size of the existing site. The size of the extension has been kept to the minimum scale to ensure that it causes no adverse effects on the amenity of neighbouring properties.

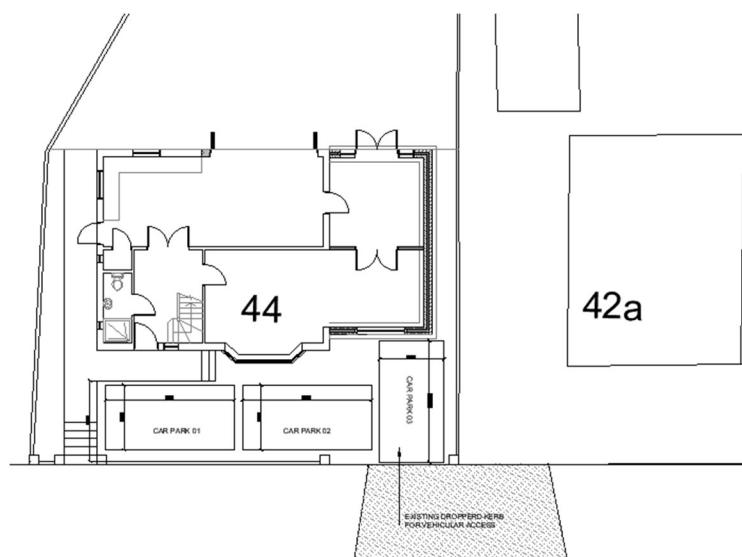
7. Access

The access to the property shall remain the same as existing.

The proposal has been designed to conform to part M of the building regulations.

8. Parking

The proposal has been designed to ensure that the required number of parking can be easily achieved. A total of 3 cars can be accommodated in the front driveway.



Plan showing 3 cars parked in the front driveway.



Image showing 3 cars parked in the front driveway.

In addition to the above a public parking is also allotted to the applicant.

9. Context and Planning Histories:

The Property is on a street with varying architectural styles.

Given below is a reference of similar planning application which have been approved in the past:

1. 48460/APP/2000/1021 - 24 Reservoir Road Ruislip – Extension of a two-story side extension on the same street – Approval Granted



2. 21875/APP/2021/1603 - 4 St Catherines Road Ruislip - Erection of a 2-storey side and rear extension



10. Conclusion

It is hoped that with the use of this Design and Access Statement and the other supporting documentation, the acceptability of the proposed development is acknowledged.