
Cover Page

Title: Design and Access Statement

Proposal: First Floor Rear Extension

Address: 28 Heath Road, Uxbridge, UB10 0SL

Local Authority: London Borough of Hillingdon

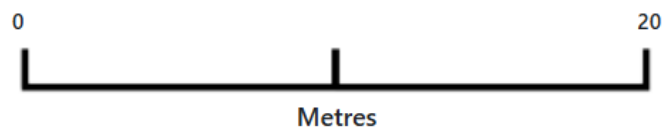
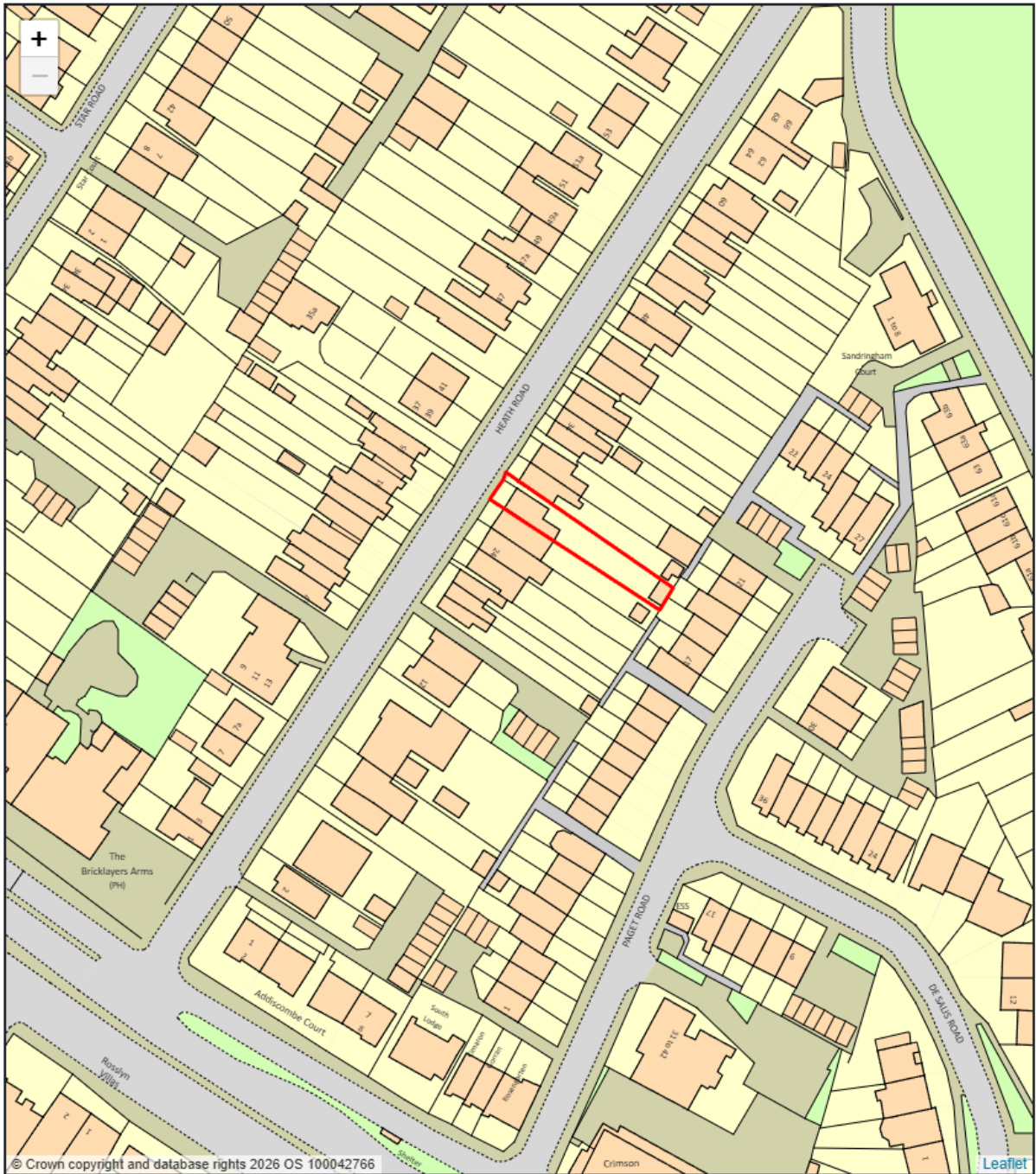
Prepared for: Made by Masih LTD



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1. Introduction

The proposed first floor rear extension has been carefully designed to respect the **scale, form, and character of the host dwelling and surrounding area**. It is consistent with relevant planning policies, including the **National Planning Policy Framework**, the **Hillingdon Local Plan**, and the **Hillingdon Residential Extensions Supplementary Planning Document**, and provides a **modest and proportionate improvement** to meet the needs of a growing family.

This Design and Access Statement supports a **householder planning application** for a first floor rear extension at **28 Heath Road** and explains the **design principles, context, and access considerations** associated with the development.

2. Site and Surroundings

Site Description

The application site comprises a **two-storey end-of-terrace dwellinghouse** located on Heath Road within a predominantly residential area of Uxbridge.

The property occupies a site of approximately **94 sqm**, and the land is **flat**. Pedestrian and vehicle access is taken from **Heath Road**.

The property currently benefits from a typical terraced arrangement with rear projections common to properties of this type.

Surrounding Context

The surrounding area is primarily **residential**, consisting of **terraced and semi-detached houses**.

Buildings within the immediate area are typically **two to three storeys in height** and are constructed using:

- Brick external walls
- Pitched tile roofs
- Front driveway parking

Many neighbouring properties have **rear extensions and loft conversions**, forming an established pattern of development. The proposed extension reflects this pattern and will integrate comfortably within the surrounding built environment.

The site is **not located within a conservation area**, and no nearby planning constraints have been identified.

3. Planning Policy Context

The proposed development has been designed in accordance with relevant national and local planning policies that guide residential extensions and alterations.

At the national level, the proposal has regard to the **National Planning Policy Framework (NPPF)**, which promotes high-quality design that responds positively to the character of the surrounding area and protects the amenity of existing and future occupiers.

At the local level, the proposal has been assessed against the policies contained within the **Hillingdon Local Plan Part 2 – Development Management Policies**, specifically **Policy DMHD 1: Alterations and Extensions to Residential Dwellings**, which sets out the criteria used to assess householder development proposals.

This policy requires that residential extensions:

- do not result in an **adverse cumulative impact on the character, appearance or quality of the existing street or wider area**;
- maintain a **satisfactory relationship with neighbouring dwellings**;
- appear **subordinate to the main dwelling in terms of floor area, width, depth and height**;
- **respect the design of the original house** and utilise **matching or complementary materials**;
- avoid any **unacceptable loss of outlook or residential amenity** to neighbouring occupiers;
- retain **adequate garden space and landscaping**; and
- ensure that **adequate off-street parking arrangements remain available** where applicable.

HDAS-2020

In addition, the Local Plan emphasises that alterations and extensions should be **sympathetic to the existing character, proportions and layout of the original dwelling**, ensuring that the extension reads as a secondary addition rather than dominating the host building.

HDAS-2020

Guidance within the Householder Development section of the Local Plan also highlights the importance of maintaining the established character of residential areas in the borough, particularly where traditional building forms and layouts contribute to the local townscape.

Proposals are therefore expected to demonstrate **high design quality, appropriate scale and careful integration with the existing dwelling and surrounding properties.**

HDAS-2020

The proposed development has been designed to comply with these policy requirements by ensuring that the extension is **modest in scale, visually subordinate to the host dwelling, constructed using materials that match the existing property, and positioned to safeguard neighbouring residential amenity.**

The proposal is therefore considered to be consistent with both **national planning objectives and the local policy framework governing residential extensions within the London Borough of Hillingdon.**In summary, the proposal respects the **design principles promoted in the Local Plan** by maintaining suitable scale, respecting neighbouring amenity, and preserving the character and appearance of the existing dwelling and surrounding area. The development is therefore considered consistent with both **national and local planning policies.**

4. Proposed Development

The proposal seeks permission for a **first-floor rear extension**, forming an **infill to the existing rear outrigger**.

Approximate dimensions:

- **Depth:** 3.0 metres
- **Width:** 2.2 metres
- **Height:** 2.35 metres
- **Number of floors:** One (first floor)

The extension has been designed to remain **subservient to the existing building** and integrate with the established form of the dwellinghouse.

5. Design Principles

Layout

The extension continues the existing rear footprint logically, **without excessive bulk**, and allows internal reconfiguration to meet the occupiers' needs.

Scale

The extension represents a **modest addition** and has been designed as a **subordinate addition to the host dwelling**, ensuring the original form and proportions remain identifiable. Its dimensions ensure it is visually secondary to the main dwelling.

Appearance

The extension will match the existing property:

- **Brickwork** to match existing
- **UPVC windows** to match existing
- **Sub-dominant sloped roof** matching existing

These choices ensure **visual continuity** and respect the character of the surrounding area.

6. Use and Accommodation

Currently a **two-bedroom dwelling**, the property does not adequately accommodate a **family of five**.

The extension will allow:

- Conversion of the **existing family bathroom into a third bedroom**
- Creation of a **new family bathroom** within the extension

This modest change significantly **improves living conditions** for the family.

7. Impact on Neighbouring Properties

The extension will be located approximately:

- **850mm from the side access**
- **2.2 metres from the neighbouring rear dwelling**

Resulting in an overall separation of **3.05 metres** to the rear. e

The window in the extension faces the **side access**, with no windows on the neighbouring property, so **privacy is maintained**.

The proposal is **unlikely to result in significant loss of daylight, overshadowing, or overbearing impact**.

8. Access

Pedestrian Access

Pedestrian access to the property will remain unchanged as part of the proposed development. The existing access arrangements from Heath Road will continue to provide safe and convenient entry to the dwelling. The proposal relates solely to a modest extension at first floor level and therefore does not affect the existing entrance or circulation routes to the property.

Vehicle Access

The proposed development will not alter the existing vehicle access arrangements. The property currently benefits from established off-street parking to the front of the dwelling, accessed directly from Heath Road, and this arrangement will remain unchanged. As the proposal does not increase the footprint at ground floor level or intensify the use of the

property beyond that of a single family dwellinghouse, the existing parking and access arrangements are considered sufficient.

Inclusive Access

The proposal relates to a modest first floor extension to an existing dwellinghouse and therefore does not introduce any changes to the primary access points or internal circulation at ground floor level. The existing access arrangements will continue to provide suitable entry and use of the property for the occupiers and visitors.

Given the scale and nature of the development, no additional inclusive access measures are required, and the proposal does not create any barriers to accessibility within the site.

9. Landscaping

Garden Layout

The proposed development will not result in any changes to the existing garden layout. The extension is located at first floor level as an infill to the existing rear outrigger and therefore does not increase the building footprint or reduce the available private amenity space at ground floor level.

The existing rear garden will remain fully functional and continues to provide adequate private outdoor amenity space for the occupants of the dwelling, consistent with the character of residential properties within the surrounding area.

Trees and Vegetation

There are no trees located within the area affected by the proposed development, and as such no trees or significant vegetation will be removed or impacted as part of the works.

The proposal therefore has no impact on existing landscaping features, and the existing vegetation and planting within the rear garden will remain unchanged.

10. Conclusion

The proposed first floor rear extension represents a modest and proportionate addition to the existing dwellinghouse and has been carefully designed to integrate with the form, scale and character of the host property.

The design approach ensures that the development:

- Respects the established character of the surrounding residential area, which is predominantly composed of two-storey terraced and semi-detached dwellings with similar forms of domestic extensions.
- Maintains the scale, proportions and appearance of the existing dwellinghouse, ensuring that the extension remains visually subordinate to the original building.
- Safeguards the residential amenity of neighbouring occupiers, with no unacceptable impacts in terms of overlooking, loss of privacy, overshadowing or loss of outlook.
- Utilises materials that match the existing property, allowing the extension to integrate seamlessly with the existing building.
- Provides improved internal accommodation, enabling the dwelling to better meet the needs of a growing family and improving the overall quality of living for the occupants.

The proposal has been designed with full regard to relevant national and local planning policies, including the National Planning Policy Framework and the residential extension policies contained within the Hillingdon Local Plan Part 2 – Development Management Policies, particularly Policy DMHD1.

In view of the modest scale of the development, its compatibility with the host dwelling and surrounding area, and the absence of any material harm to neighbouring amenity, the proposal is considered to represent sustainable and appropriate residential development.

Planning permission is therefore respectfully requested.
