

68 Coronation Road

Design and Access Statement

March 2025

Project Details



Client Property Address:

68 Coronation Road,
Hillingdon,
London,
UB3 4JT

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5.1 Conclusion

Introduction & Context

Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 68 Coronation Road.

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

Description of Development

The suggested description of development is as follows:
Proposed outbuilding and all associated works

The proposed works include the following:

- *Outbuilding*
- Supplementary recreational space for the main house

Character and Significance

The application site is located on 68 Coronation Road, Hillingdon, UB3 4JT.

This area is characterised by low rise suburban development with larger gardens and significant tree cover. 68 Coronation Road itself is located in an area with a mix of property sizes, building types and architectural styles.

68 Coronation Road is a detached single family dwelling.

Site Analysis

2.1 The Existing Property

The existing property is a detached single dwelling.

Properties along the street have a varied architectural style.

It is on the south side of Coronation Road.
The existing site is rectangular and benefits from a garden in the form of a driveway.

To the rear there is a large garden.

The neighbouring property number 66 Coronation Road benefits from an outbuilding.



Existing Site View

Site analysis

2.1 The Existing Property



Existing Front facade



Existing Rear facade



View of neighbouring roof and window

Site analysis

2.2 Existing drawings



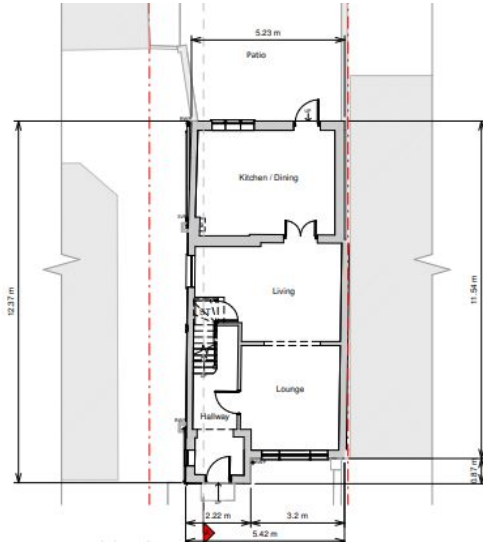
Existing Front Elevation



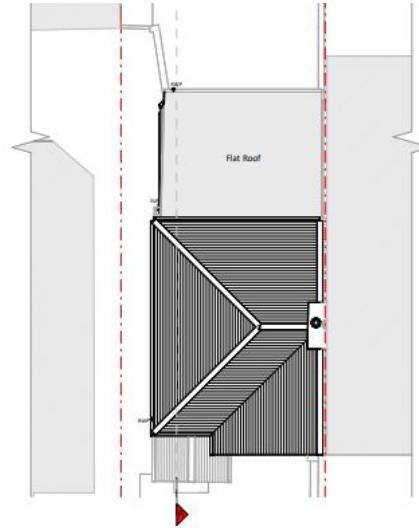
Existing Side Elevation

Site analysis

2.2 Existing drawings



Existing Ground Floor Plan



Existing Roof Plan

Site analysis

2.3 Local Precedent

There are several examples of similar existing or newly approved proposals locally, these are listed below.

Address: 67 Coronation Road, Hayes, UB3 4JU

Reference(s): 78207/APP/2023/2352

Decision: Granted

Decision Date: 11th Oct of 2023

Description: Erection of a single storey detached outbuilding to the rear of the site

Address: 50 Coronation Road, Hayes, UB3 4JT

Reference(s): 57674/APP/2020/2800

Decision: Granted

Decision Date: 29th Oct of 2020

Description: Single storey outbuilding to rear for use as a home office

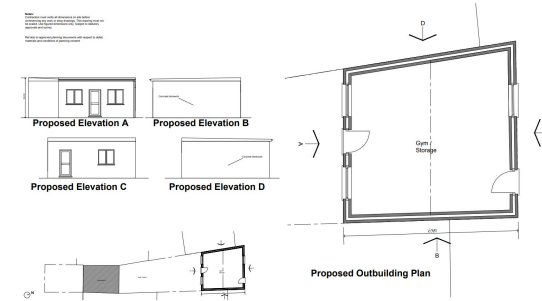
Address: 76 Coronation Road, Hayes, UB3 4JT

Reference(s): 43718/APP/2005/3546

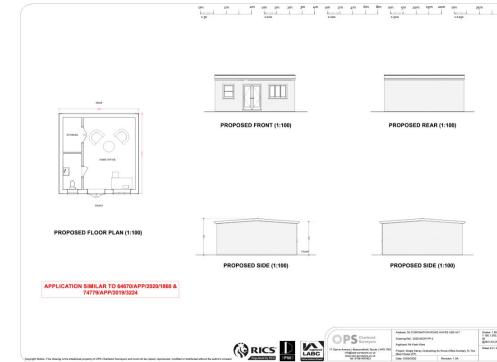
Decision: Granted

Decision Date: 17th Feb of 2006

Description: Erection of a single storey detached outbuilding/store at the bottom of the rear garden (Application for certificate of lawfulness for a proposed use or development)



67 Coronation Road



50 Coronation Road

The Proposal

3.1 Proposed Design

The Proposal comprises an outbuilding extension, with a pitch roof, with an eaves height of 2.94m. The extension shall have a depth of 10.00m to match the neighbour on number 66 and up to the boundary line on the sides.

The Proposal has been carefully designed to be subservient to the overall mass and volume of the house.

Height have been kept to a minimum along the eastern boundary line, with a maximum height of 3.06m to ensure there is no overshadowing effect on neighbour number 70. The western external wall has been setback 0.56m from the boundary line to ensure there is no overshadowing effect on neighbour number 66.

There are 2 proposed rooflight with black out blinds to ensure no light pollution at night.

The materials will be a complementary, high-quality addition.

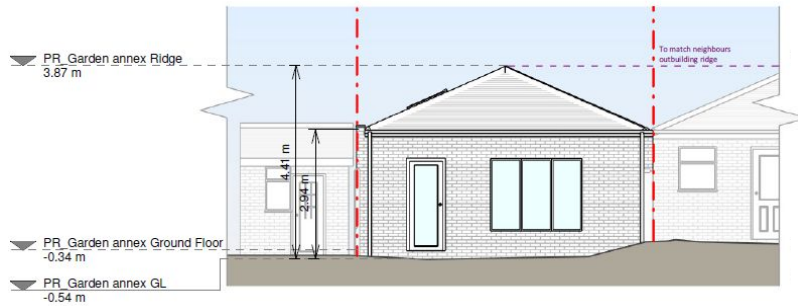
Previous refusal supports the size of the outbuilding.

“Part Two - Development Management Policies (2020), it is considered that, on balance, given the site context, the outbuilding would be acceptable. The outbuilding would sit comfortably within the plot at the end of a relatively large garden. When viewed against the surrounding context, large lawful outbuildings of a similar size are a common feature within the immediate area, including at the nearby property, 65 Coronation Road, and the outbuilding adjacent to 66 Coronation Road. Due to this, it is considered that, on balance, the proposal would appear sufficiently subordinate to the main dwellinghouse, although at the upper end of what would be considered acceptable in this regard.

Given the scale of the proposed building, its design and siting, and the context of the bigger host dwelling, deep and sizeable rear garden, and larger nearby outbuildings, it is considered that the outbuilding would not detract from the visual amenities of the surrounding area and would be acceptable, on balance, in this instance, complying with the aims of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMHB 11, DMHB 12, and DMHD 2 of the Hillingdon Local Plan - Part Two (2020).”

Site analysis

3.2 Proposed drawings



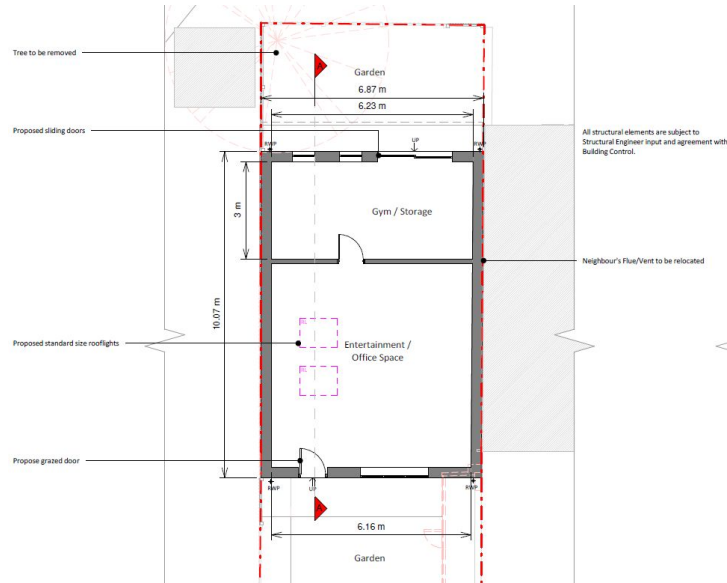
Proposed Front Elevation



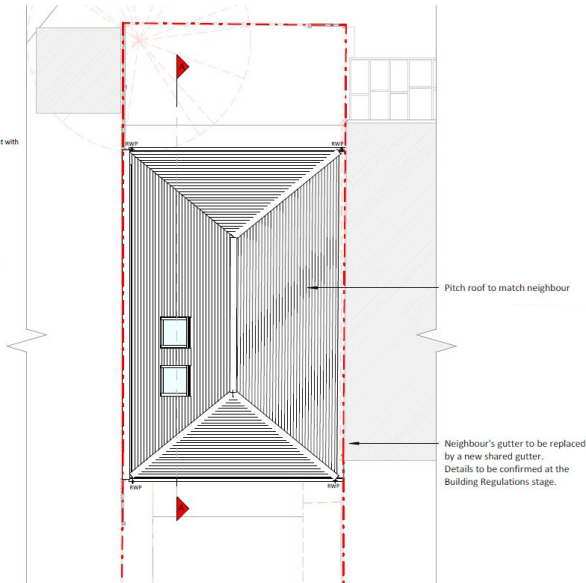
Proposed Rear Elevation

Site analysis

3.2 Proposed drawings



Proposed Ground Floor Plan



Proposed Roof Plan

Impact on Neighbours

4.1 Impact in Context

Overshadowing and overbearing impact have been a key part of the design process and the following ensures that there will be little impact to neighbouring properties:

- Due to the orientation of the proposal site the neighbouring property at no. 70 will not be overshadowed
- The neighbouring property at no. 66 has an existing extension hence will not be overshadowed
- The proposed extension will be inline with SPD guidance in terms of height and depth, it is well established that this impact is minimal
- Heights have been kept to a minimum along shared boundary lines



View of Neighbouring Property

Conclusion

Our proposal at 68 Coronation Road is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context.

The proposals would not affect the streetscape, and there are several properties in the area with large outbuildings approved.

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

The proposed outbuilding will serve the purpose additional recreation space for the main house.

The proposed development would respond to the site and wider pattern of development with regards to scale, bulk, massing, detailed design and materials, and would be subordinate to the main dwelling.

All materials would be of a high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would preserve the character and appearance of the area.