

## Design and Access Statement

Relating to

**Double storey side extension and part double storey rear extensions, new second floor comprising of rear facing dormer window and roof light, Internal alterations.**

at

**28 Dawley Avenue**

**Uxbridge**

**UB8 3BU**

for

**Mr & Mrs Dawrha**

10 November 2025

Project Ref: 2025.044/PR/JC

### Stones Architects Limited

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## Description of Existing House

Brief Design and Access Statement to support a submission of a Householder Application at the application site.

The application site, 28 Dawley Avenue, is a two-storey semi-detached dwelling situated on a corner plot at the junction of Dawley Avenue and Chester Close, within a suburban residential area of the London Borough of Hillingdon. The surrounding context is predominantly residential, comprising a mix of semi-detached and detached houses of similar scale and architectural character, many of which have been extended over time. The property benefits from a generous side garden area facing Chester Close and an established rear garden.

The following constraints do not apply to the site:

- Conservation Area – No
- Area of Special Character – No
- Statutory or Locally Listed Building – No

Existing survey drawings and photo sheets are enclosed with the planning application.

## Planning History

The application site has the following relevant history:

Application Ref.	Description	Decision
14440/APP/2024/428	Erection of a single storey rear extension, a double storey side and single storey front extension/ front porch	19-02-24 Appealed and dismissed
14440/APP/2019/644	Part two storey, part single storey side extension to create semi-detached 1-bed dwelling with associated parking and amenity space, and single storey rear extension to existing dwelling, involving demolition of existing conservatory, and shed and installation of vehicular crossover	22-02-19 Refusal
14440/A/84/0350	Alterations to elevation (P)	06-03-84 Approval

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**Brief**

The proposal seeks to provide a double storey side extension, part double storey rear extension, a new second-floor with a rear-facing dormer windows and rooflights on the front roof slope. Internal alterations will improve the property’s layout and provide additional family accommodation.

The brief includes the assumption that any extension or any alterations should be in the same style and materials as the existing house and be subservient to the existing house and reflect its architectural style

**Planning**

The previous application ref. 14440/APP/2024/428 was refused, and appealed, which was dismissed. Please see the tables below for details and how the new application scheme addresses these concerns:

**Table 1: Summary of Officer’s Comments and Design Responses**

Officers Report Section	Officer’s Comments (from Refusal Report 14440/APP/2024/428)	Stones Architects (SA) Response in Revised Design
Side Extension Width (DMHD1 i)	Side extension exceeded half the width of the original house (4m wide).	<ul style="list-style-type: none"><li>• The new application scheme width has been reduced to 3m, based on the width of the plot</li><li>• This is slightly more than the width of the house, however nos. 27/27A Dawley Avenue have been considered and discussed with the duty planning officer at pre-application stage</li></ul>
Setback from Front Elevation (DMHD1 v)	Extension not set back 1m at both levels and projected forward of main elevation.	A set back of 1m has been shown on the new application scheme
Corner Plot / Streetscape Impact (DMHD1 ii, DMHB12)	The proposal reduced openness at the Chester Close junction, creating a cramped appearance and visual intrusion.	<ul style="list-style-type: none"><li>• With set back at the front and the approximate 50% width this reduces the cramped appearance, that was prominent on the previous scheme.</li></ul>

Officers Report Section	Officer's Comments (from Refusal Report 14440/APP/2024/428)	Stones Architects (SA) Response in Revised Design
		<ul style="list-style-type: none"> <li>We have reduced the rear/side first floor extension from the refused scheme</li> </ul>
<b>Relationship to Boundary</b>	The gap to the side boundary (0.694m) was too narrow, resulting in overdevelopment and loss of spacious character.	The new scheme shows a much wider gap between the boundary and the new flank elevation, circa 2m+
<b>Front Extension / Porch Design (DMHD1 i-ii)</b>	The front projection appeared dominant and out of character.	The front porch has been removed from the application scheme.
<b>Rear Extension Depth (DMHD1 – single storey rear)</b>	Rear extension depth (3.3m) acceptable; no loss of light or outlook to neighbours.	The single storey extension has been design and 3.6m, the officer accepted this depth on the previous application.
<b>Residential Amenity (DMHB11)</b>	No harmful impact on daylight or privacy to neighbours; acceptable.	Refer to application drawings for 45-degree line from the centre of the adjoining property (no.30) habitable window.
<b>Parking Provision</b>	Two off-street parking spaces acceptable.	2x car parking spaces have been shown on the application scheme.
<b>Garden / Amenity Space</b>	Adequate private garden space retained.	LBH standards stipulate c100m2 for a 4+ bedroom house, with the increased gap between the flank and the boundary the garden area is 110.54m2
<b>Refusal Summary</b>	Development represented overdevelopment detrimental to the street scene and character of the area.	<ul style="list-style-type: none"> <li>The new application scheme has been designed with the comments raised in the refused scheme.</li> <li>The 1m set back and the reduced width has reduced the bulk and visual intrusion on a corner site.</li> </ul>

**Table 2: Summary of Appeal Decision and Architectural Responses**

Planning / Design Issue	Inspector's Comments (Appeal Ref: APP/R5510/D/24/3347531, Decision 13 Jan 2025)	Stones Architects (SA) Response in Revised Design
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<b>Corner Plot and Openness (DMHD1)</b>	The Inspector noted that corner plots in the area have setbacks from side boundaries that preserve openness. The proposal would reduce this openness and appear overly dominant on the corner of Chester Close.	<ul style="list-style-type: none"> <li>• The new application scheme reduces the bulk and therefore preserves the openness of the corner plot.</li> <li>• A landscaping scheme has been suggested the new proposed drawings which can be subject to a planning condition to any forthcoming consent.</li> </ul>
<b>Bulk, Scale and Massing (BE1, DMHB11)</b>	The extension added a large volume of bulk, altering the existing proportions and character of the property, making it a prominent addition in the streetscene.	<ul style="list-style-type: none"> <li>• The bulk of the new design has been reduced with the design considerations from the Officers Report (OR).</li> <li>• We have also shown a new second floor, which the duty officer from LBH has accepted.</li> </ul>
<b>Compliance with Policy DMHD1</b>	The extension exceeded half the width of the original house and was not set back 1m behind the front elevation, failing to meet DMHD1 design requirements.	The width has been reduced, refer to our comments on the OR.
<b>Comparison with 27 &amp; 27A Dawley Avenue</b>	The Inspector found that the nearby houses (Nos. 27 & 27A) appear visually jarring due to their volume and proportions and do not justify replication of the design.	This is noted and the application scheme addresses the concerns that have been raised, it has been design to be compliant with current planning policies.
<b>Impact on Streetscene (DMHB12, D4, D8)</b>	The proposal would be visually harmful, overdeveloped, and at odds with the character of the surroundings, reducing the sense of rhythm in the streetscape.	<ul style="list-style-type: none"> <li>• The new application respects the harmony of the existing street.</li> <li>• The extensions are now all subservient to the existing dwelling.</li> </ul>
<b>National Planning Policy Framework (NPPF)</b>	The development failed to achieve good design that harmonises with the local context, as required by the NPPF.	The new scheme now achieves a good quality design, there has been consultation with LBH duty planner to prepare the submitted design.
<b>Fallback Position</b>	The appellant's 'fallback' (permitted design alternative) had limited weight, as there was no evidence it could realistically occur.	The proposal is submitted under a Householder Planning Application and therefore no Lawful Development Applications form part of the submission.

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<b>Use of Site / Housing Benefit</b>	The proposal would make effective use of land, but this benefit did not outweigh the harm identified to character and appearance.	The new scheme does not adversely affect the character and appearance.
<b>Conclusion</b>	The proposal conflicted with the development plan as a whole, and there were no material considerations to justify approval.	<ul style="list-style-type: none"> <li>• The design now addresses all the concerns raised by the case officer and Planning Inspectorate on the appeal.</li> <li>• The extensions are well designed and respects the street character and are subservient to the existing building.</li> </ul>

Pre-application Advice was received from Richard Buxton (Planning Information Officer, LB Hillingdon) on 14 July 2025. Please note the following feedback to outline design:

- The side extension proportions (50% width of the original dwelling) and setback from the front are acceptable.
- The gap to Chester Close maintains openness and mitigates concerns of overdevelopment.
- The rear projection beyond the original house was noted as less preferred, though the officer reluctantly accepted that given the precedent at 27/27a Dawley Avenue – SA have further reduced the rear element for the application scheme
- The dormer is acceptable as it would not be too visible within the street scene – An additional dormer window has been added, which we feel compliments the scheme

Overall, the response was supportive, indicating the scheme is broadly acceptable in principle, subject to detailed design and materials.

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## **Design**

The proposals are shown on drawings listed in the Appendix at the end of this statement, all the design elements have been covered in the Planning section above.

Materials of the new proposed extensions will match the existing house and palette of the adjoining/surrounding buildings.

## **Access**

The existing access arrangements will remain unchanged. The existing vehicular and pedestrian access from Dawley Avenue will be retained. The proposal will comply with current Building Regulations, and the existing refuse storage and collection arrangements will be retained.

## **Conclusion**

The proposed extension represents a considered and proportionate development that enhances the existing property while maintaining compatibility with the surrounding residential character.

The design respects local context adheres to planning policy guidance and responds directly to the reasons of refusal from the previous application and the pre-application advice received from the Local Planning Authority. There are several properties in the vicinity that have benefitted from similar extensions (albeit these are historic) demonstrating that this proposal is in keeping with the evolving built form of Dawley Avenue and Chester Close.

Accordingly, the scheme is submitted for planning consideration.

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## Appendix A

List of documents submitted with the application

Drawing no.	Drawing title	Scale
S01	Site location plan	1:1250
S02	Existing Ground	1:100
S03	Existing First	1:100
S04	Existing Second	1:100
S05	Existing Elevations	1:100
S06	Photo sheet	NTS
C01	Proposed Ground	1:100
C02	Proposed First	1:100
C03	Proposed Second	1:100
C04	Proposed Roof	1:100
C05	Proposed Elevations	1:100
C06	Proposed Section A-A	1:100
C07	Proposed Exploded Axo	1:100
C08	Site Layout	1:200
DAS	Design And Access Statement	NTS

ends

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