



DESIGN & ACCESS STATEMENT

Double Storey Side Extension with Single Storey Rear Extension & Dormer Loft addition.

Project: 8 Bridgwater Road HA4 0EB

Project No: 01474

Date: 25/08/2025

This document was prepared by AA Drafting Solutions on behalf of our client Ivana. The information contained within this document has been based on site visits, survey information, OS Maps & client supplied material.

Drawings within this document are not to scale and images are indicative only.

Introduction

The contents of this Householder Planning application document are presented by AA Drafting Solutions in support of the erection of a two storey side extension, first floor rear extension and conversion of roof space to habitable use to include a rear dormer and 2 front rooflights to this end of terrace property. In accordance with the Hillingdon Borough Council the application is accompanied by plans and the necessary documentation together with the application fee.

The extensions will accommodate and enlarge the family home for this young growing family in a family driven area.

The application relates to a two-storey end of terraced property located on Bridgwater Road. The external walls of the property are covered by a hipped roof. The area to the front of the property, within the curtilage of the site, is partly covered in grass and part covered in hardstanding, and provides space to park one car. The site is located in a developed area as identified in the Hillingdon Local Plan.

The application seeks planning permission for the erection of a two storey side extension, ground floor rear extension and conversion of roof space to habitable use to include a rear dormer and rooflights.

In formulating our proposal, we have been mindful of the immediate vicinity and in the near environmental context.

Design - Consideration

With designing this proposal we have taking into consideration the effect on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

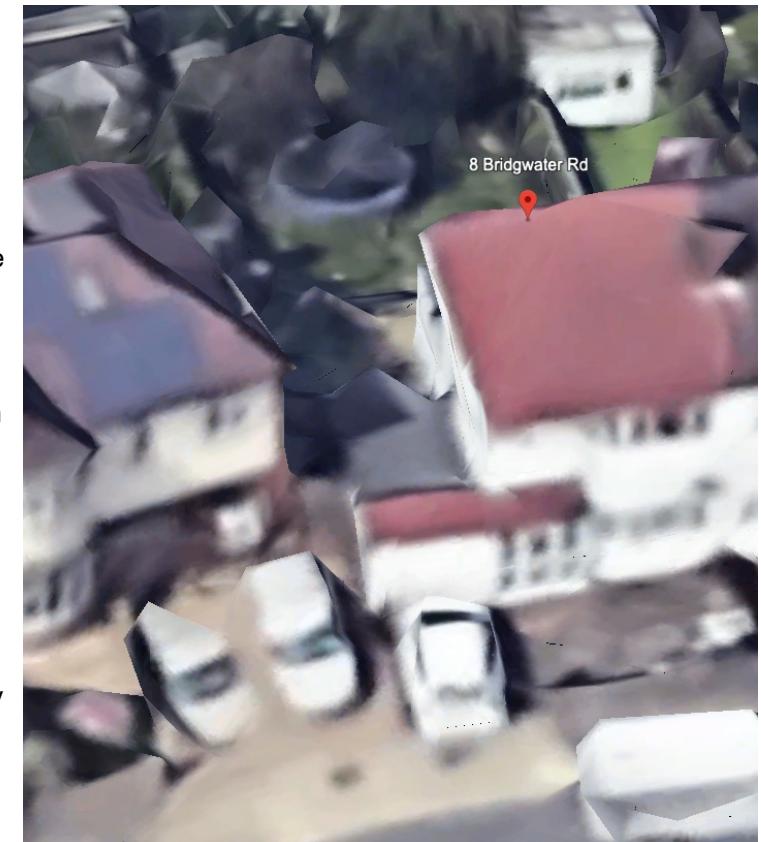
The use proposed by this application is not any different to the existing situation i.e. residential dwelling. The surrounding properties are all in residential use and such use is therefore appropriate in this location.

Design – Access

The proposed side extension will be accessed through the existing property leading onto the garden, or the garden can be accessed via the side gate at the property.

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Project: 8 Bridgwater Road HA4 0EB
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Design – Scale & Appearance

Paragraph 5.1 of the HDAS Residential Extensions guidance, states: "the Council requires all residential extensions and buildings of two or more storeys in height to be set back a minimum of 1 metre from the side boundary of the property for the full height of the building. This protects the character and appearance of the street scene and protects the gaps between properties - preventing houses from combining visually to form a terraced appearance".

Due to site conditions the site is angled we have set in from the side boundary ranging from 0.6m at the front to 1.6m at the rear. We hope the site constraints take this in consideration with the determination of this proposal.

Paragraph 5.10 of the HDAS Residential Extensions guidance, states, "the width and height of the extension in relation to the original house should be considerably less, than that of the original house and be between half and two thirds of the main house width".

The proposed two storey side extension element of this development will be 2.55m wide which is less than half the width of the original house.

Paragraph 6.4 of the HDAS Residential Extensions guidance states, "rear extensions will only be allowed where there is no significant over-dominance, over-shadowing, loss of outlook and daylight. In particular, the extension should not protrude out too far from the rear wall of the original house. The first floor should not extend beyond a 45-degree angle. If this can be achieved the depth of a rear extension to a terraced property cannot exceed 3.6m".

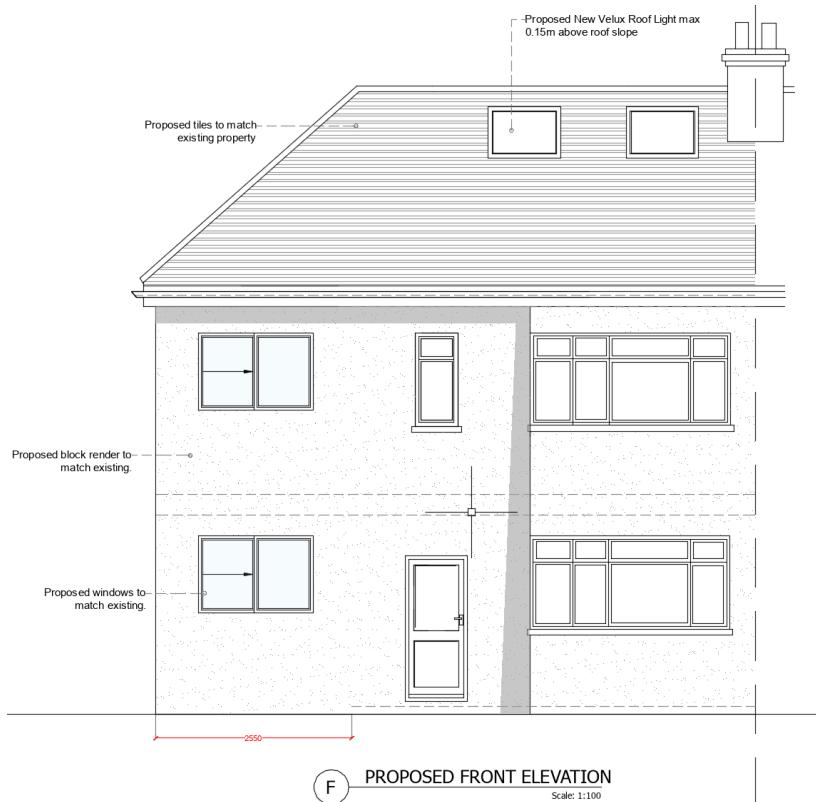
The proposed first floor rear extension will not extend beyond a 45-degree angle, ensuring no over dominance, overshadowing or loss of outlook to the occupiers at no.6 Bridgwater Road.

Paragraph 7.7 of the HDAS Residential Extensions guidance, states, "a dormer window or roof extension must be constructed in the centre of the roof face. The size of each roof face will vary from one house to the next. As a guide, any roof extension to a terraced house should be set at least, 0.3m below the ridge level, at least 0.5m above the eaves level and at least 0.5m from the sides of the roof".

Our proposal adheres to all the points above.

Design – Inspiration

Images show proposed front elevations and similar approved extensions in the immediate vicinity of the property. We have taken inspiration from this formulating our design.



DESIGN & ACCESS STATEMENT

Project: 8 Bridgwater Road HA4 0EB
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10 Bridgwater Road HA4 0EB



2 Bridgwater Road HA4 0EB



1 Bridgwater Road HA4 0EB

DESIGN & ACCESS STATEMENT

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 Project No: 01474
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Design – Appearance

All materials to be used in the construction of the extension have been carefully thought out in consideration of the surroundings.

The materials are as follows:

- Rustic red roof tiles.
- Windows: Velux Windows
- Doors: Power coated aluminium (replacing double patio door)
- Block White Render Exterior (to match original).

Conclusion

The proposal preserves the amenities of the occupiers of the neighboring properties as well as the character and appearance of the individual property while being sympathetic to the existing structure and its surroundings.

The proposed layout makes the most of the opportunities which exist at the site. By reconfiguring the general layout and forming the proposed extensions, a large, lighter, and better configured space is created.

We feel the proposed extension would appear in scale with the property and sympathetic to its design without harm to the visual amenities or character of the area.

