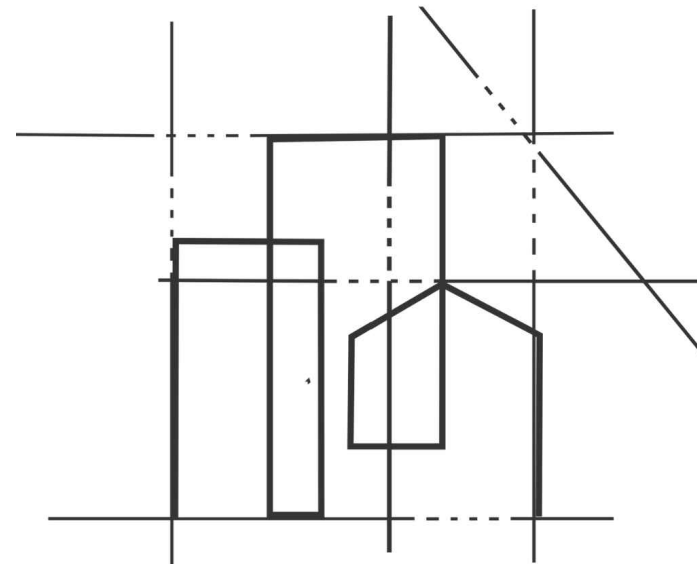


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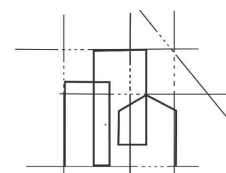
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Design & Access Statement

1. INTRODUCTION

This Design and Access Statement has been prepared in support of a householder planning application for the property known as 574 Field End Road, Ruislip, HA4 0QZ within the London Borough of Hillingdon.

The application seeks planning permission for:

- A loft conversion incorporating an L-shaped rear dormer extension.
- A single storey ground floor rear extension.
- Associated roof alterations including rooflights.

The proposals have been carefully designed to respect the character and appearance of the existing semi-detached dwelling and surrounding residential area while providing improved accommodation for the occupants.

2. SITE DESCRIPTION AND SURROUNDINGS

The application property comprises a traditional semi-detached residential dwelling located on Field End Road within an established residential area of Ruislip.

The existing property is constructed with traditional brick, white rendered elevations beneath a pitched tiled roof and includes an existing rear outriggered projection. The dwelling forms part of a residential street scene characterised by semi-detached family houses with varied rear extensions and roof alterations visible throughout the wider area.

The surrounding properties display a mixture of original and extended forms, including rear dormers, loft conversions, and ground floor rear extensions, which contribute to the evolving residential character of the locality.

The site benefits from existing vehicular and pedestrian access from Field End Road.

3. PLANNING CONTEXT

The proposed development has been prepared having regard to the relevant national, regional, and local planning policy framework current at the time of submission, including:

- The National Planning Policy Framework (NPPF).
- The London Plan.
- Hillingdon Local Plan: Part 1 - Strategic Policies.
- Hillingdon Local Plan: Part 2 - Development Management Policies (adopted January 2020).
- Relevant Supplementary Planning Documents and residential design guidance published by the London Borough of Hillingdon.

The proposals have been designed to comply with the council's residential extension and design objectives by:

- Respecting the character and appearance of the existing dwelling and surrounding street scene.
- Remaining subordinate and proportionate to the host property.
- Protecting neighbouring residential amenity.
- Providing high-quality additional family accommodation.

The proposals are domestic in nature and no changes to the lawful residential use are proposed.

4. DESIGN PRINCIPLES

Existing Property

The existing dwelling is a semi-detached house with a traditional pitched roof form and a rear outriggered section. The property retains a conventional appearance that contributes positively to the character of the street.

PROPOSED LOFT CONVERSION AND L-SHAPED DORMER

The proposed loft conversion will utilise the existing roof space to provide additional habitable accommodation.

The proposal includes a hip-to-gable roof enlargement together with an L-shaped rear dormer extension extending over the main rear roof slope and above the existing rear outrigger.

The roof extension has been carefully designed to:

- Be positioned predominantly to the rear roof slope.
- Remain visually subordinate to the host roof form.
- Be set down from the main ridge line.
- Be set in from the side boundaries where appropriate.
- Respect the scale and proportions of the existing dwelling.

The dormer will feature a flat roof design with materials selected to complement the existing dwelling. External finishes are proposed to include materials and colours sympathetic to the existing roof and rear elevations.

The cumulative roof enlargement volume, including the proposed hip-to-gable alteration and L-shaped dormer, remains within the 50 cubic metre allowance applicable to semi-detached properties.

The design approach ensures the extension appears proportionate and visually integrated with the existing property.

PROPOSED GROUND FLOOR REAR EXTENSION

The proposed single storey rear wrap-around extension will project from the rear elevation at ground floor level.

The extension has been designed to:

- Maintain a subservient relationship to the host dwelling.
- Respect neighbouring residential amenity.
- Improve the functionality and quality of internal living accommodation.
- Provide enhanced kitchen and family living space.

The rear wrap-around extension will utilise materials that match or complement the existing dwelling, including facing brickwork, roof finishes, and fenestration details.

Glazed openings and rooflights may be incorporated to allow a healthy amount of natural daylight and create a strong visual connection with the rear garden.

STAGE No : 3

STAGE TITLE : Planning

DRAWING SCALE : @ A3

DRAWING REF : DA1

REV: 00

DRAWING TITLE : Design & Access Statement

DATE : 2026.09.02

PROJECT REF : 574 Field End Road

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Design & Access Statement (continued)

5. SCALE AND APPEARANCE

The proposed extensions have been designed to remain proportionate to the existing dwelling.

The loft conversion and dormer extension are located to the rear roof slope, thereby minimising visibility from the public realm and preserving the character of the street scene.

The ground floor rear extension is modest in scale and consistent with similar forms of development commonly found within the surrounding area.

The use of matching and complementary materials will ensure the development integrates successfully with the existing building.

6. IMPACT ON NEIGHBOURING PROPERTIES

The proposals have been carefully designed to minimise any potential impact upon neighbouring occupiers and to remain consistent with the residential character of the surrounding area.

The proposed L-shaped dormer is positioned to the rear roof slope and designed to remain visually subordinate to the original roof form through appropriate setbacks from the ridge and side boundaries.

The single storey rear extension is limited in height and scale and is not considered to result in unacceptable overshadowing, overbearing impact, or loss of outlook to adjoining occupiers.

The proposals have been designed to avoid harmful overlooking. Any side-facing rooflight windows at loft level, where applicable, will be obscure glazed and fixed shut below 1.7 metres above finished floor level.

The development is therefore considered to maintain acceptable standards of residential amenity for both existing and neighbouring occupiers.

7. ACCESS

The proposed development does not alter the existing means of access to the property.

Existing pedestrian and vehicular access arrangements from Field End Road will remain unchanged.

The development relates to extensions and alterations to an existing dwellinghouse and therefore does not materially affect accessibility arrangements.

Internal layouts will provide improved circulation and functionality for occupants.

8. SUSTAINABILITY

The proposals seek to make efficient use of the existing building by extending and improving the current dwelling rather than requiring new development elsewhere.

The extensions will incorporate:

- Modern insulation standards.
- Energy-efficient glazing.
- Improved thermal performance.
- Increased natural lighting.

These measures will contribute to enhanced energy efficiency and residential comfort.

9. CONCLUSION

The proposed loft conversion incorporating an L-shaped rear dormer together with the proposed single storey rear extension has been carefully designed to complement the existing semi-detached dwelling at 574 Field End Road.

The proposals are considered to:

- Respect the character and appearance of the host dwelling and surrounding residential area.
- Remain proportionate and subordinate to the original building.
- Avoid unacceptable impacts on neighbouring residential amenity.
- Provide improved and enhanced living accommodation for the occupants.
- Accord with the relevant policies of the development plan and national planning guidance.

The proposed development is therefore considered to represent an appropriate form of residential extension and planning permission is respectfully requested.

STAGE No : 3			
STAGE TITLE : Planning			
DRAWING SCALE : @ A3	DRAWING REF : DA2	REV : 00	DRAWING TITLE : Design & Access Statement Continued
DATE : 2026.09.02	PROJECT REF : 574	Field End Road	

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