

Design and Access Statement

31 Cedars Drive, Uxbridge, UB10 0JU

Proposed Double Storey side and part single, part double Storey rear extensions, amendments to fenestration, loft conversion with dormers and roof lights, following demolition of the existing rear conservatory and side garage

Prepared by V-Design CAD Services Ltd on behalf of the applicant | October 2026 | Drawings PL-01 to PL-07

1. Introduction

This Design and Access Statement supports a householder planning application to the London Borough of Hillingdon for extensions and a loft conversion at 31 Cedars Drive, Uxbridge. It explains the design thinking behind the scheme, how it responds to the site, its planning history and the character of Cedars Drive, and how access is dealt with.

The statement should be read with drawings PL-01 to PL-07 (Block and Location Plans; Existing and Proposed Ground and First Floor Plans; Proposed Loft Plan; Existing and Proposed Elevations; Existing and Proposed Roof Plans), all by V-Design CAD Services Ltd.

2. Site and Surroundings

The site is a detached two-storey dwelling on the eastern side of Cedars Drive, in the Hillingdon West ward. It sits between No. 29 to the north-west and No. 33 to the south-east, with Attle Close to the south. The block plan (PL-01) shows a long, relatively regular plot with a deep rear garden running back towards the rear boundaries of properties beyond.

Cedars Drive is a tree-lined residential road of predominantly detached family houses on comparable plots. Many neighbouring houses have been extended or altered over time, so side extensions, rear extensions and roof alterations are an established part of the street's character. The site is in a suburban residential area with no heritage designation identified for the property.

3. Planning History

The Council's planning register shows the following history relevant to the site:

Reference	Proposal	Decision
19472/APP/2025/2972	Erection of double storey side extensions, part single part double storey rear extension, amendments to fenestrations, following the demolition of an existing rear conservatory and side garage	Approved 21 January 2026
19472/APP/2026/1247	Erection of double storey side and rear extensions, amendments to fenestration, following the demolition of an existing rear conservatory and side garage	Refused 1 July 2026

The 2025 permission establishes the principle of the two-storey side and part single, part double storey rear extensions in this form. The ground and first floor layouts in this application are drawn from that approved scheme (PL-02 and PL-03 are annotated accordingly), so the principle and scale of those elements have already been accepted by the Council. What this application adds is the conversion of the roof space to habitable use and Part side extension.

4. The Existing Dwelling

The existing house is a detached two-storey dwelling with a hipped tiled roof, brick elevations, a side garage and a rear conservatory. The accommodation is typical of the street but does not meet the needs of a growing family, with limited bedroom and living space and a layout that does not connect well with the garden. The existing floor plans, elevations and roof plan are shown on PL-02, PL-03, PL-05 and PL-07.

5. The Proposed Development

The proposal comprises:

- **Side extensions:** a double storey side extension replacing the existing side garage, as approved under 19472/APP/2025/2972 incorporating an additional part-single, part-double storey side and rear extension.
- **Rear extensions:** a part single, part double storey rear extension replacing the conservatory, as approved, with a full-width aluminium bi-fold door opening to the garden at ground floor.
- **Loft conversion:** conversion of the roof space to habitable use with a rear dormer and a flank dormer, forming a theatre room, a guest room and a shower room, reached by a new staircase from the first floor (PL-04). Rooflights provide additional daylight.
- **Roof form:** a hipped roof is retained to the principal slopes, with the central area of the roof formed as a flat crown behind the roof slopes (PL-07), so that the ridge does not rise above the existing house.
- **Fenestration:** new and amended windows to match the existing, as annotated on PL-06.

6. Design Evolution and Response to the Previous Decision

The applicant has taken the history above as the starting point. The two-storey side and rear extensions already carry an approval, so the design effort has gone into making the roof alterations modest, well-detailed and clearly subordinate to the main house.

The principles that guided the design were:

- keep the main ridge and eaves unchanged, with no increase in the overall height of the house;
- keep dormers within the roof slope, set back from the eaves and clear of the ridge and hips so the original roof form remains legible;
- use the same materials as the host dwelling so the new work reads as part of the house;
- keep the front roof slope free of dormers, to protect the appearance of the street scene.

7. Scale, Massing and Layout

The side extension is a continuation of the approved scheme and keeps the gap and set-in relationships agreed under 19472/APP/2025/2972, so the visual separation between Nos. 31 and 33 and between Nos. 29 and 31 is maintained. The rear extensions are in line with the approved footprint.

At roof level, the dormers are placed on the rear and flank roof slopes where they have limited impact on the street scene. The rear dormer sits within the rear roof plane and the hipped slopes continue around it. The crown roof is not visible from the street, and its flat section is concealed behind the pitched slopes, so the massing seen from Cedars Drive is that of a traditional hipped house.

8. Appearance and Materials

The elevations (PL-06) show a deliberately simple palette that matches the existing house:

- walls: brickwork to match the existing;
- roof: roof tiles to match the existing, with hung tiles to match the existing on the dormer cheeks;
- windows and roof windows: to match the existing;
- rear opening: aluminium bi-fold doors to the rear elevation.

Using matching materials, together with window openings that reflect the proportions of the existing house, ensures the extensions are read as a coherent part of the original dwelling rather than as an addition.

9. Residential Amenity

The applicant has considered the effect on both immediate neighbours.

Overlooking and privacy. The rear dormer overlooks the applicant's own rear garden in the same way as the existing first-floor rear windows, so it does not create any new relationship with neighbouring gardens. The flank dormer window to the guest room faces towards No. 33. This window serves a bedroom, and the applicant is content for it to be obscure-glazed and fixed or non-opening below 1.7 m above floor level, secured by condition if the Council wishes.

Daylight, sunlight and outlook. The two-storey elements follow the approved footprint and relationships. The roof alterations sit within the existing hipped roof volume, and the ridge height is unchanged, so there is no additional overshadowing or overbearing effect beyond that already accepted in the 2025 permission.

Garden space. A large rear garden remains after the extensions, well above the amenity space expected for a house of this size (policy DMHB 18).

10. Precedents

10.1 No. 33 Cedars Drive (adjoining property)

No. 33 Cedars Drive, the immediate neighbour, "A subsequent application for a two-storey side extension, single-storey rear extension, loft conversion, and dormer alterations at No. 33 (reference 34843/APP/2026/1525) was approved on 12 August 2026." This shows that the Council accepts, in principle, a combination of two-storey side extensions, rear extensions and roof conversion with dormers on adjoining plots in this part of Cedars Drive, in the same detached house type, and with matching brick and tile.

Because Nos. 31 and 33 are neighbours of the same type, the two houses can sit alongside each other without one dominating the other. Our scheme uses the same approach of subordinate roof alterations and matching materials.

10.2 Examples relied on in the No. 33 application

The statement for No. 33 refers to the following nearby approvals as following a similar design approach. They are cited here for the same reason, namely that they show the Council's acceptance of enlarged roofs and extensions to detached houses in the local area:

- **7 Cedars Drive** – 77616/APP/2024/1112
- **294 Long Lane** – 32521/APP/2024/1184
- **296 Long Lane** – 76989/APP/2022/1306

10.3 Further recent Hillingdon approvals

The following recent approvals on the Council's register combine side or rear extensions with loft conversion and dormers on comparable detached and semi-detached houses:

Address	Reference	Decided	Relevant elements
55 Kewferry Road, Northwood	17364/APP/2026/1556	Approved 2 Sep 2026	Two storey front extension, part single, part two storey side extension, single storey rear extension, loft conversion with 2 rear dormers, formation of 2 crown roofs
23 Parkfield Road, Ickenham	79835/APP/2026/451	Approved 21 Apr 2026	Part single, part double storey side, front and rear extension, raised roof to convert loft, 2 side dormers, Juliet balcony to rear
2 Heatherfold Way, Pinner	80169/APP/2026/1707	Approved 10 Sep 2026	Single storey rear extension, two storey side extension, rear dormer and front roof

Address	Reference	Decided	Relevant elements
			lights
139 Belmont Road, Uxbridge	17175/APP/2026/158	Approved 17 Apr 2026	Single storey rear extension, amendments to roof and fenestration, rear and side dormers

All of these show that rear and flank dormers and crown roofs are acceptable to the Council where the roof remains in proportion with the host house. Each application must be considered on its own merits, but these decisions show a consistent approach that supports the present proposal.

11. Access, Parking and Servicing

No change is proposed to the existing vehicular or pedestrian access from Cedars Drive, and no new crossover is needed. The existing front drive remains available for off-street. Level access to the front door is retained, and the new ground-floor layout and bi-fold doors give level access to the rear garden. Bin and cycle storage remain in the existing positions. The additional bedroom accommodation is modest, and the proposal is not expected to generate a material increase in traffic or parking demand (policies DMT 2 and DMT 6).

12. Planning Policy

The proposal has been assessed against the development plan for Hillingdon and national policy:

- **Hillingdon Local Plan Part 1 (2012)** – Policy BE1 (Built Environment): high-quality design that respects local context and character.
- **Hillingdon Local Plan Part 2 (2020)** – DMHB 11 (Design of new development), DMHB 12 (Streets and public realm), DMHB 18 (Private outdoor amenity space), DMHD 1 (Alterations and extensions to residential dwellings), DMT 2 (Highways impacts) and DMT 6 (Vehicle parking).
- **The London Plan (2021)** – Policy D3 (Optimising site capacity through the design-led approach) and Policy D6 (Housing quality and standards).
- **Hillingdon Design and Access Statement: Residential Extensions (HDAS SPD)** – guidance on subordinate extensions, roof alterations and dormers.
- **National Planning Policy Framework** – the chapter on achieving well-designed places.

In summary, the design is subordinate to the host dwelling, uses matching materials, avoids unacceptable harm to neighbouring amenity, retains a generous garden and keeps existing access and parking. It therefore accords with DMHD 1, DMHB 11 and the other policies listed above.

13. Conclusion

The scheme builds on extensions the Council has already approved at this address and adds a loft conversion, designed to keep the original roof form and the ridge height. The development respects the character of Cedars Drive, preserves the amenity of neighbours, keeps safe access and parking, and is consistent with the approach taken at the adjoining property, No. 33, and in other recent Hillingdon decisions. The applicant respectfully asks that planning permission be granted.