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Design and Access Statement

Site Address

1 Meadow View Road, Hayes, Middlesex, Ub4 8EZ

Introduction

This Design and Access statement has been prepared in support of a retrospective planning application for a demolition of detached garage and retaining a single storey rear extension.

Location

The site is located in the London Borough of Hillingdon. The dwelling house is located within a residential area. The property is not in a conservation area or any sort of restricted area.

Use

The current use of the property is a single dwelling house. The majority of the properties along Meadow View Road are located in plots of similar widths though varying depths.

Assessment

The application is to retain the single storey extension which has been added to a previous application granted in the past. This extension does not harm any of the neighbouring properties or look out of place. The neighbouring properties retain a detached garage.

Access

All access would be through Meadow View Road. The proposed works does not interfere with the access route to the other houses on the road.

Impact

There will be very minimal impact to the street scene, there is plenty of space on the site, where it has not been used, and retaining the single storey rear extension would not be harmful to the house and neighbouring properties.

Materials

All materials have been matched to the previously granted application.

Conclusion

The proposal is seen to be a reasonable develop of this type of scale and location. The extension has been designed to maintain the architectural aspect of the existing property and fit into the character of the surrounding properties. It has been design to be sympathetic to the immediate neighboring property with the building line and key dimensions respectful of its context.

Thus, it is felt that the proposal for 1 Meadow View Road is of an acceptable standard scheme. We look forward to working with the local councils to facilitate a favorable decision.