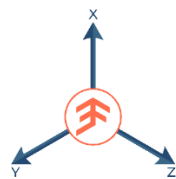


Design and Access Statement

61 Woodlands Avenue - Ruislip - HA4 9RQ



E&F
ENGINEERING

PLANNING

ARCHITECTURE

STRUCTURE

Project address:	61 Woodlands Avenue - Ruislip - HA4 9RQ
Project number:	020720
Date:	10/02/2024

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1. INTRODUCTION

This Design and Access Statement is in support of the proposed extensions to the single family dwelling house incorporating wrap around extension and first floor side extension to replace the existing single storey garage to the side of the building.

In proposing an extension to a single-family dwelling, our design and access statement aims to articulate a thoughtful and harmonious integration of the new structure within the existing residential context. The envisioned extension seeks to enhance both the functionality and aesthetics of the dwelling, aligning with the evolving needs of the occupants while preserving the character and scale of the neighborhood. This statement delineates the site, its vicinity, planning history, and specifics of the proposed application. This report elucidates the crucial planning policy considerations, while discussing how the proposal aligns with the planning policy framework.

2. SITE DESCRIPTION

The existing double storey building is a single-family dwelling.

The building is situated on the northern side of 61 Woodlands Avenue in Ruislip. The application site features a single storey garage to the side that is currently being used as a storage and utility room.

3. PLANNING HISTORY

23274/APP/2023/3350: Erection of two storey side extension following demolition of the existing garage. 21-11-23 – Refusal

23274/APP/2016/227: Two storey side extension and single storey rear extension involving demolition of existing outbuilding to side and conservatory to rear - 20-01-16 – Approval

23274/APP/2015/4056: Part two storey, part single storey side extension, single storey rear extension, porch to front and conversion of roof space to habitable use to include 2 front, 2 rear and 1 side rooflights involving demolition of existing outbuilding to side, conservatory to rear and front porch - 02-11-15 – Refusal

23274/APP/2001/1257: details of materials in compliance with conditions 2 and 6 of planning permission ref.23274/app/2000/2355 dated 13/12/00; erection of a front porch, rear conservatory and detached garage at side - 02-06-01 – Approval

23274/APP/2000/2355: erection of a front porch, a rear conservatory and a detached garage at side - 24-10-00 – Approval

23274/APP/2000/957: erection of a rear conservatory, detached garage and front porch - 18-04-00 – Refusal

31197/B/94/0998: Erection of a first floor side extension - 17-06-94 – Approval

31197/81/1659: Householder development - residential extension(P) - 19-10-81 - Approval

4. APPLICATION PROPOSAL

The existing building consists of a kitchen and living spaces at the ground floor and bedrooms at the first floor along with a single storey garage to the side of the building.

The proposal seeks to extend the side and rear of the building by 3.0m. There would be a first-floor extension above the current garage building to form new bedrooms at the first floor.

5. CONCLUSION:

According to Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications must be decided based on the development plan unless other significant factors suggest otherwise. The proposed development has undergone thorough evaluation in light of pertinent policy requirements and aligns with all applicable and current policies outlined in the local plan.

This application is similar to approved planning application 23274/APP/2016/227.