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ARCHITECTURE

Design and Planning Statement

Prepared for

12 Walnut Avenue,
West Drayton, UB7 9EW

Prepared by

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Date

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1 Introduction

This design statement has been prepared on behalf of the applicant to support the planning application. It describes the context and proposal for development at 12 Walnut Avenue, West Drayton, UB7 9EW.

This design statement should be read in conjunction with the drawings and reports submitted alongside this application (list of documents mentioned in the application cover letter).

2 Site Context

The application site is located at 12 Walnut Avenue, West Drayton, UB7 9EW, within an established residential area in the London Borough of Hillingdon. The site comprises an existing mid-terraced dwelling set within a generous residential plot and is characterised by surrounding two-storey family homes of a similar scale and appearance. The property is not located within a Conservation Area and is not a Listed Building. The proposed development has been carefully designed to respond to the established residential character of the area, integrating sympathetically with the surrounding townscape whilst safeguarding the amenities of neighbouring occupiers.



Fig. 01 Aerial view of 12 Walnut Avenue, showing indicative boundary (highlighted in red)

3 Existing Property

The application site comprises an existing two-storey mid-terrace dwellinghouse currently in lawful use as a single dwelling (Use Class C3).

The property benefits from an existing plot with generous front, and rear private area. Internally, the dwelling is arranged over two floors and provides a number of existing habitable rooms together with ancillary accommodation typical of a family home.



Fig. 02 Existing property rear view

4 Site Planning History

No relevant planning history identified during desktop review.

5 Design Proposal

Proposal

The proposal is for the erection of a single-storey rear extension under the 42-day prior notification process. The proposed development meets all the criteria under Class A of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as set out below:

The reasons for permitted development under Class A:

- The site is not listed, or located in a conservation area, nor is it situated on designated Article 2(3) land.
- The proposal does not change the use of the building and remains a single use dwelling; C3.
- The proposed rear extension sits within the curtilage area.
- As the property is a mid-terrace, the proposal does not go beyond 4m of the original rear wall.
- The maximum height of the proposed rear extension does not exceed 3m when measured from the natural ground level, and will not result in unacceptable overshadowing, loss of light or overbearing impact to adjoining properties. The scale is consistent with neighbouring rear extensions within the immediate vicinity.
- The proposed development does not include any raised platforms, verandas, or balconies.
- The materials used in the extension will be of similar appearance to the existing house.
- The proposed development does not cover more than 50% of the ground area around the original dwelling. Please see the calculation below which includes existing and permitted development within the curtilage.

Total Site Area = 219.83 m²

Original House Area = 46.07 m²

Usable Curtilage = 219.83 - 46.07 = 173.76 m²

50% of Curtilage = 173.76 ÷ 2 = 86.88 m²

Proposed Rear Extension = 26.05 m²

26.05 m² < 86.88 m² (permitted under the 50% rule)

6 Conclusion

Based on the information presented within this document and the accompanying drawings, the proposed extension complies with the limitations and conditions of Class A of the GPDO (2015, as amended). It represents a modest and proportionate addition to the property that respects the character of the existing dwelling and neighbouring properties. We therefore request that Prior Approval be granted.

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