

DESIGN AND ACCESS STATEMENT

Applicant: Mr Mahijit Matharoo

Date: February 2023

Location: 5 Albert Road, Hayes, UB3 4HR

Proposal: Construction of a two storey side extension, part two storey, part single storey rear extension.



INTRODUCTION

This design and access statement has been produced by Studio One Architecture to describe the proposed development at 25 Albert Road, Hayes, UB3 4HR and accompanies our planning application dated March 2022.

The application site is located on the corner of Albert Road with North Hyde Road and comprises a two storey semi-detached dwelling with a hipped roof. A community centre is sited to the north east.

USE

The existing semi-detached property is a 3 bedroom single family dwelling.

APPEARANCE

The house is a semi-detached property situated at the end of Albert Road. It previously has had a single storey extension which was built over 30 years ago.

PROPOSAL

Within this proposal we will be considering the setting of neighbouring properties and council guidelines. The proposed works have been kept to a minimum so it does not have an overpowering impact on the neighbourhood. In the area there has been many double storey side extension being constructed. We will also match the extension to the character of the property.

ACCESS

Pedestrian access from the public highway to the front door will remain the same.

REFERENCES

There are many properties in this area that have a similar design. Please see below for the best examples.



This property (164 North Hyde Road, Hayes) is located on the opposite road. The extension is very similar to the design we wish to implement but with a few amendments that sits in character with the house. As our design is trying to compliment the character and surroundings, this double storey side/rear has a flat roof approved which contradicts planning guidelines.



This property (9 and 11 Albert Road, Hayes) is located next door. The side extension is very similar to the design we wish to implement but with a few amendments that sits in character with the house. This extension is in line with the ground floor of the original house and is also built up on the boundary line, we alternatively will be setting the entire extension back from the front by 1m.

Other references include the following which is around this area:

- 49 Coronation Road, Hayes
- 43 Coronation Road, Hayes (2007)
- 33 Coronation Road, Hayes (2018)
- 33 Cranford Drive, Hayes (2005)
- 9 Laburnam Road, Hayes
- 1 Granville Road, Hayes
- 38 Granville Road, Hayes (2014)
- 55 Hunters Grove, Hayes (2007)
- 79 Minet Drive, Hayes (2018)- Plans were allowed to be amended within the same application.
- 33 Townsfield Road, Hayes

MATERIALS TO BE USED

The materials will match the existing house.

MAIN PLANNING ISSUES RAISED IN PLANNING APPLICATION

Concerns were made about the previous application in regards to the extension not being set back by 1m from original building line. This has now been addressed.

It was also mentioned that the two storey side extensions should be set in a minimum of 1 metre from the side boundary in order to maintain adequate visual separation and views between houses. But as this is a property with no neighbour on the left hand side this would not cause that effect in this case and as mentioned earlier No.11 has two storey side up to the boundary.

CONCLUSION

After implementing the changes we feel that planning should be granted. We have taken all the points raised in the inspectors report and applied them to the drawings. If you still feel any minor changes are required we are happy to cooperate.