Design and Access Statement

32 Hillcroft Crescent HA4 4HN

Site and Surrounding Area

The application site comprises 32 Hillcroft Crescent, a two-storey mid-terraced dwelling located within a well-established residential area of Ruislip in the London Borough of Hillingdon. The property forms part of a continuous terrace of similarly designed dwellings, creating a cohesive and consistent streetscape that is characteristic of this section of Hillcroft Crescent.

The dwelling is set back from the public highway behind a modest front garden, which contributes positively to the open suburban character of the street. To the rear, the property benefits from a long and relatively generous garden, providing a good level of private amenity space. The depth of the plot is sufficient to accommodate a sensitively designed single-storey rear extension while retaining an adequate and functional rear garden.

Hillcroft Crescent is predominantly residential in character and comprises a mix of terraced, semi-detached and detached family dwellings of broadly similar scale, form and appearance. Many properties within the surrounding area have been altered and extended over time in response to changing household needs. Consequently, domestic extensions now form an established and accepted component of the area's built character.

Pix – Front Elevation & Ariel View

Existing Extensions

Pix - Existing Extension

The existing dwelling has previously been extended at ground floor level. A masonry-built rear extension projects approximately 3.0 metres from the original rear wall of the house. Attached to the rear of this extension is an additional timber-built structure extending a further approximately 3.0 metres. The timber structure is of a similar overall height to the existing masonry extension and functions as a continuation of the ground floor accommodation.

As a result, the property currently benefits from a combined rear projection of approximately 6.0 metres beyond the original rear elevation, comprising both the permanent masonry extension and the attached timber structure. The timber element is understood to be a lightweight structure and forms part of the existing built arrangement on the site

Proposal

5.8m extension with 2.6m eaves to the ground with a hipped roof with 3.75 ridge height

Positive aspects

- **Reduced visual bulk:** A **hipped roof** slopes away from the side boundaries, making the extension appear less dominant than a full gable. This often helps address concerns about overbearing impact.
- **Neighbour amenity:** An eaves height of **2.6 m** combined with a hipped roof reduces the perception of mass when viewed from neighbouring gardens.
- **Daylight and overshadowing:** Lower eaves and a hipped roof generally cast less shadow than a taller wall with a gable end, particularly for neighbouring properties immediately to either side.
- **Hipped roof:** Breaks the monotony of the pitched roof of the neighbouring properties

The new design emphasizes that the extension remains clearly secondary to the original house. Retaining the existing front elevation and keeping any alterations visible from the street to a minimum help preserve the property's character.

Impact on the street scene

The street scene is unchanged because the extension is entirely to the rear, it will have little or no visibility from Hillcroft Crescent.

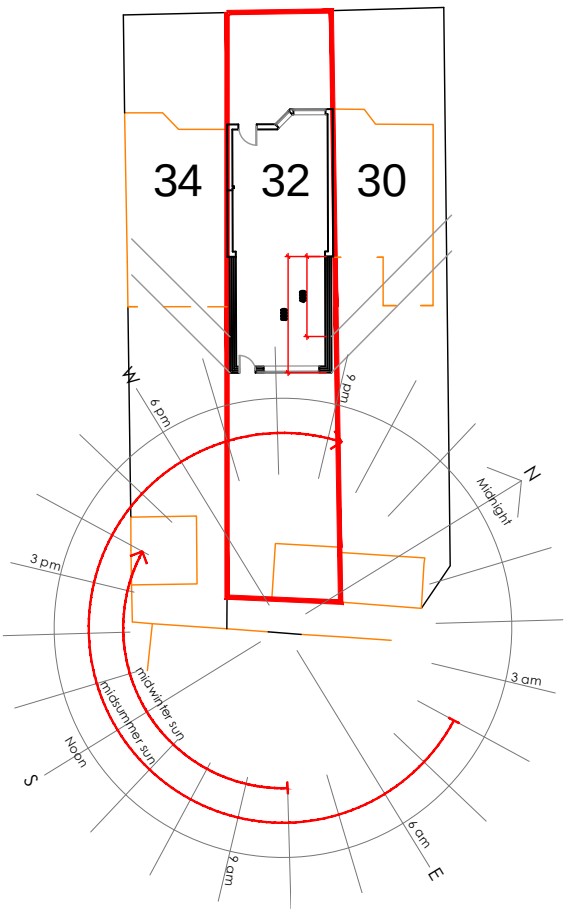
Appropriate plot coverage

The substantial rear garden remains after the extension is built, demonstrating the proposal is not bulky or large

No increase in overlooking

All new glazing faces the rear garden other windows are located in the roof to allow light. This coupled with low eaves ensure that there will be no overlooking

Daylight, Sunlight and Overshadowing Assessment



Sun Diagram

The sun follows an east-to-west path behind the rear of the properties, moving from right to left across Nos. 30 to 34. Consequently, No. 30 receives direct morning sunlight before the sun continues across the neighbouring properties. This means that any effect from development at No. 32 is naturally limited to the earlier part of the day and diminishes as the sun continues its path.

No. 30 already has a rear extension that is set approximately 2.5 metres away from the shared boundary. This setback allows sunlight to continue reaching the extension and the adjoining rear garden during the morning. The proposed extension at No. 32 would not fundamentally alter this relationship or result in a significant reduction in daylight or sunlight to the neighbouring property.

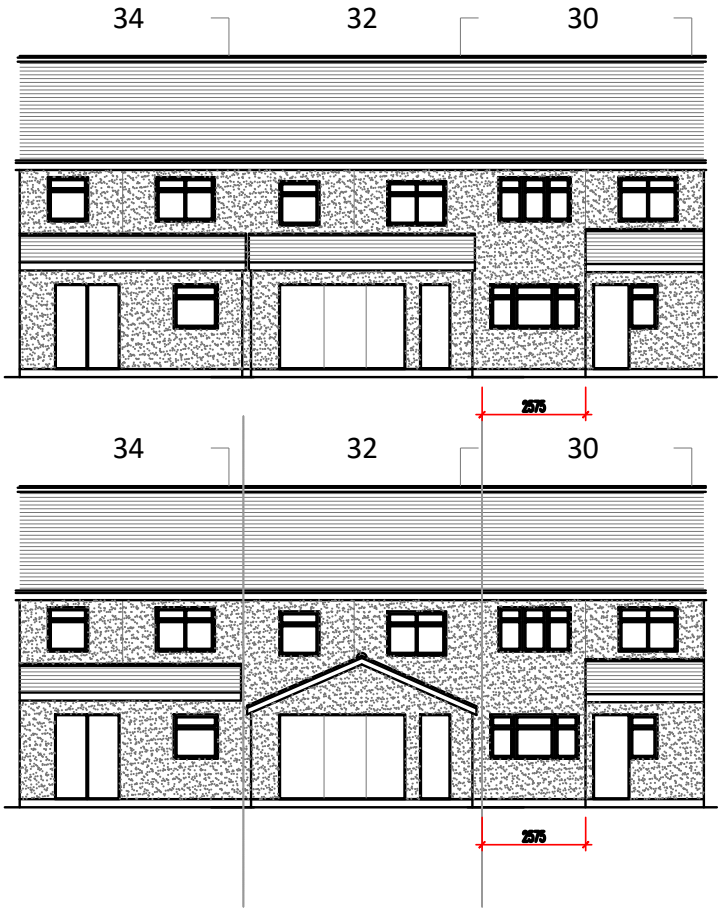
The assessment takes account of the established pattern of development. Historically, No. 32 had a 3-metre rear extension together with an additional 3-metre timber structure, creating a combined projection of approximately 6 metres from the rear elevation. Had those structures remained in place, No. 30 would have experienced a relationship comparable to, or potentially greater than, that created by the current proposal. In this context, the proposed development would not place No. 30 in a materially worse position than one that has previously existed.

The proposal should also be considered in relation to recognised planning guidance. The purpose of the BRE *Site Layout Planning for Daylight and Sunlight* guidance is to identify developments that would result in an unacceptable loss of daylight or sunlight. The guidance is intended to inform professional judgement rather than act as an inflexible standard. In this case, the scale, siting and relationship of the proposed extension are typical of residential extensions and would not be expected to give rise to unacceptable harm.

Similarly, when the 45 degree rule is applied to the neighbouring windows and amenity. The proposed extension remains proportionate in scale and, when considered alongside the separation created by the 2.5-metre setback of No. 30's extension and the historic presence of a deeper rear extension and timber structure at No. 32, would not result in an unreasonable loss of outlook or daylight.

Any increase in shadowing would be confined to a relatively short period during the morning. As the sun moves further west, direct sunlight would continue to reach the rear garden and extension at No. 30. The majority of the rear garden would continue to receive sunlight throughout the day, and the proposal would not result in significant or harmful overshadowing when viewed in the context of the existing built environment.

Overall, the proposal preserves an acceptable standard of residential amenity. It would not give rise to unacceptable overlooking, overbearing impact, loss of daylight, or loss of sunlight. The extension is proportionate to the host dwelling, reflects the established pattern of development within the area, and would not leave the occupiers of No. 30 materially worse off than under the previous built form that existed at No. 32. For these reasons, the proposal is considered to comply with the Council's residential amenity policies and the wider objectives of the National Planning Policy Framework in achieving sustainable development while protecting the living conditions of neighbouring occupiers.



Proposed rear garden elevation of the proposed and neighbouring properties. The proposed rear elevation at No. 32 features lower eaves to allow more natural light to reach the adjoining properties.

When the ridge runs **perpendicular to the rear wall** this means that:

- **No. 30** sees a 2.6 m wall at the boundary that slopes up towards the middle.
- **No. 34** sees the same.

Because the roof falls away from each neighbour, it generally allows **more sky to remain visible** from neighbouring windows.

Pix - Rear Elevation Options

So for a 5.8m extension the flat roof usually appears simpler and less prominent but the **pitched roof may actually perform slightly better**, despite having a 3.75 m ridge, because the eaves at the boundaries are lower than the flat roof.

Conclusion

The proposed design has been carefully developed with consideration for the neighbouring properties. The Design and Access Statement demonstrates a thoughtful and empathetic approach, ensuring that the scheme responds appropriately to its surroundings. Overall, the proposal is considered suitable for the area and is in keeping with the character of the local context.