

DESIGN AND ACCESS STATEMENT

13 Wood End Green Road Hayes UB3 2SB

Rear/side infill extension and roof lights to existing side extension to house in multiple occupation for up to 6 persons living together as a single household and receiving care.



PREPARED BY

P Patel

Ref: 1061

Date: 27 Aug 2020

1.0 INTRODUCTION

The proposal seeks planning permission for rear/side infill extension and addition of two roof lights on side extension to 6 persons living together as a single household and receiving care.

This Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the plans document.

2.0 POLICY CONTEXT

In particular the following polices form the basis and reference for this report.

London Plan

LB Hillingdon

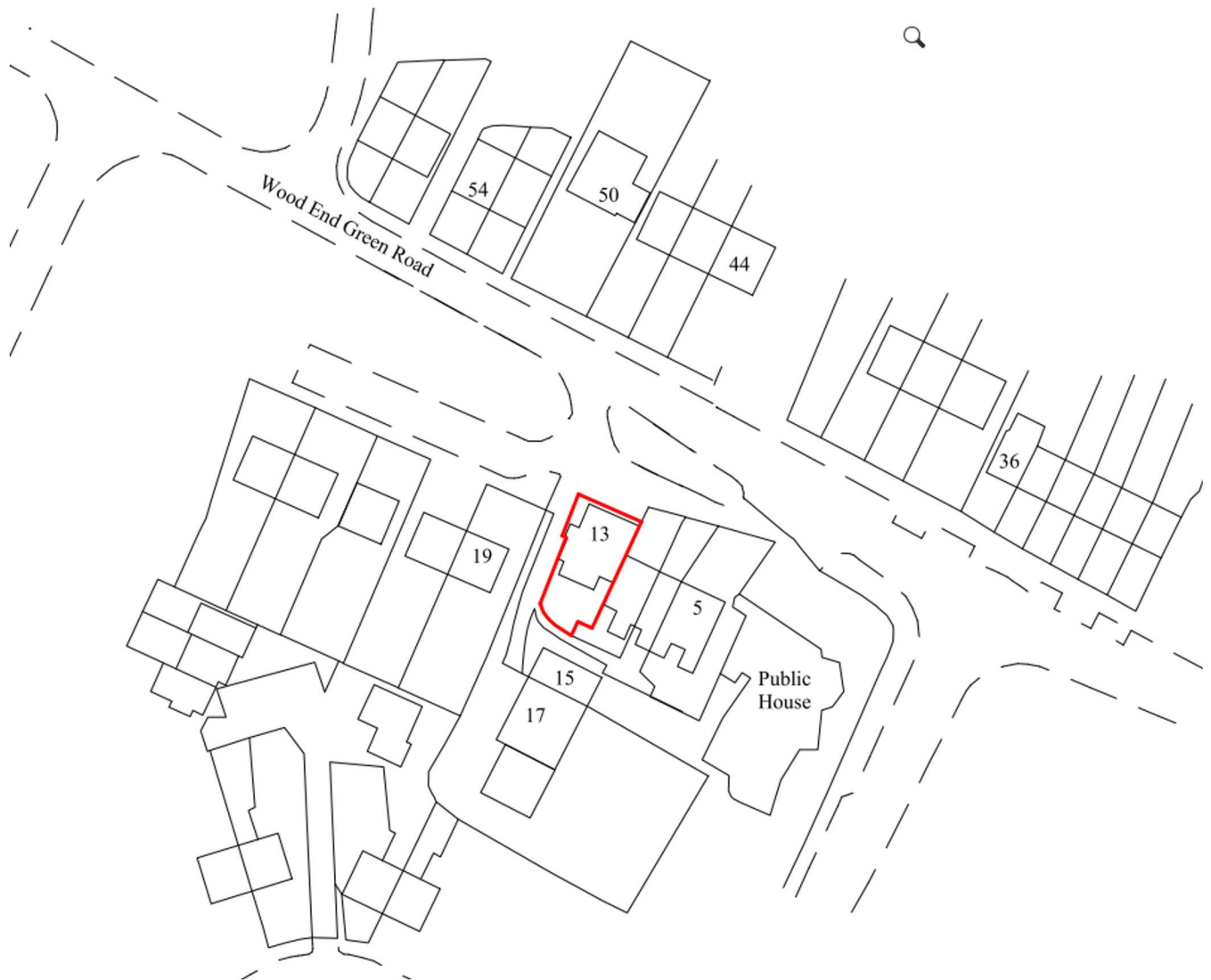
Local Plan Part 1

BE1 Built Environment

Local Plan Part 2

DMH 4	Residential Conversions and Redevelopment
DMH 8	Sheltered Housing and Care Homes

3.0 SITE LOCATION & CHARACTER



The site is located on south of Wood End Road and near to round-about with Botwell Lane. The site is corner property, provides side access road for dwellings located at rear. The detached property is extended previously with side and rear extensions. The subject property is distinguished than surrounding properties.

The site and surrounding area is within Hayes Village Conservation Area. The property is not a listed building.

4.0 THE SITE / EXISTING PROPERTY

The property consists of a two storey detached house with front gable and rear hipped roof. The property have single storey side extensions and two storey rear extension. The extension roof are mono pitched and hipped roof with similar roof tiles.

The existing property is in C3(b) use – which covers up to six people living together as a single household and receiving care. The ground floor consists of entrance hall, reception room, office, two bedrooms, kitchen, diner and bathroom together with separate WC and store room. First floor provides four rooms and bathroom.

At rear approximately 70 SqM garden amenity space available.

Externally the house is finished with yellow render together with white door-window frames.

Planning History:

Apart from the approved extension the property has following planning history.

30844/APP/2020/1492 – Approved on 21 July 2020

Change of use from a house in multiple occupation for not more than six residents living together as a single household (Use Class C3b) to a house in multiple occupation for up to 7 persons living together as a single household and receiving care.

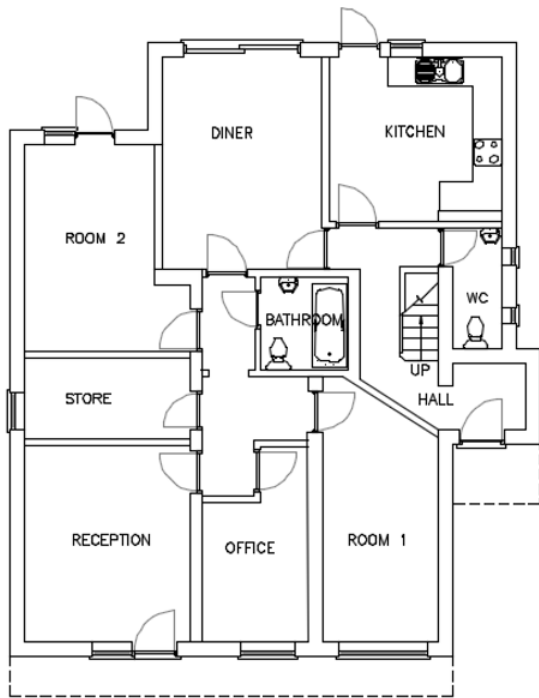
This permission is not implemented.

30844/APP/2012/1765 – Approved

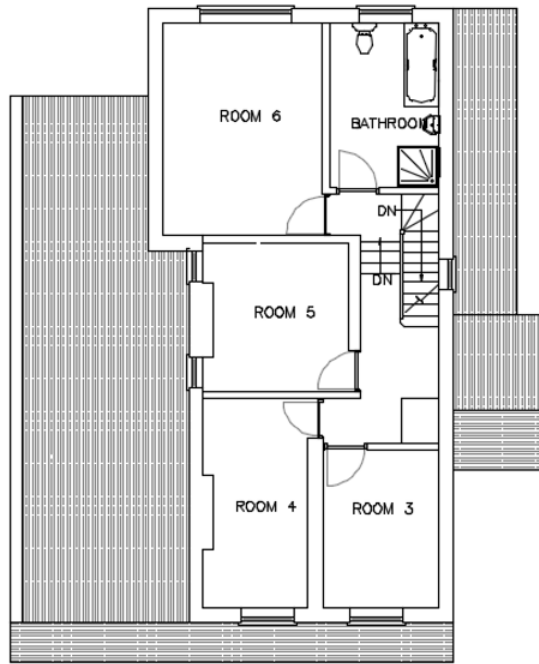
Change of use from Use Class C3a to Use Class C3b to enable up to 6 persons living together as a single household and receiving care(Application for a Certificate of Lawful Development for a Proposed Use)

30844/APP/2014/1002 – Refused - Single storey rear extension

30844/APP/2014/1902- Refused - Single storey rear extension



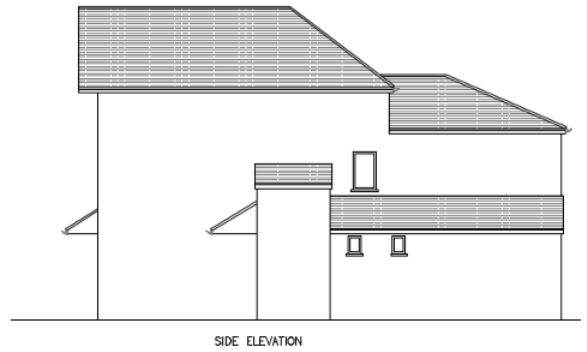
GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION

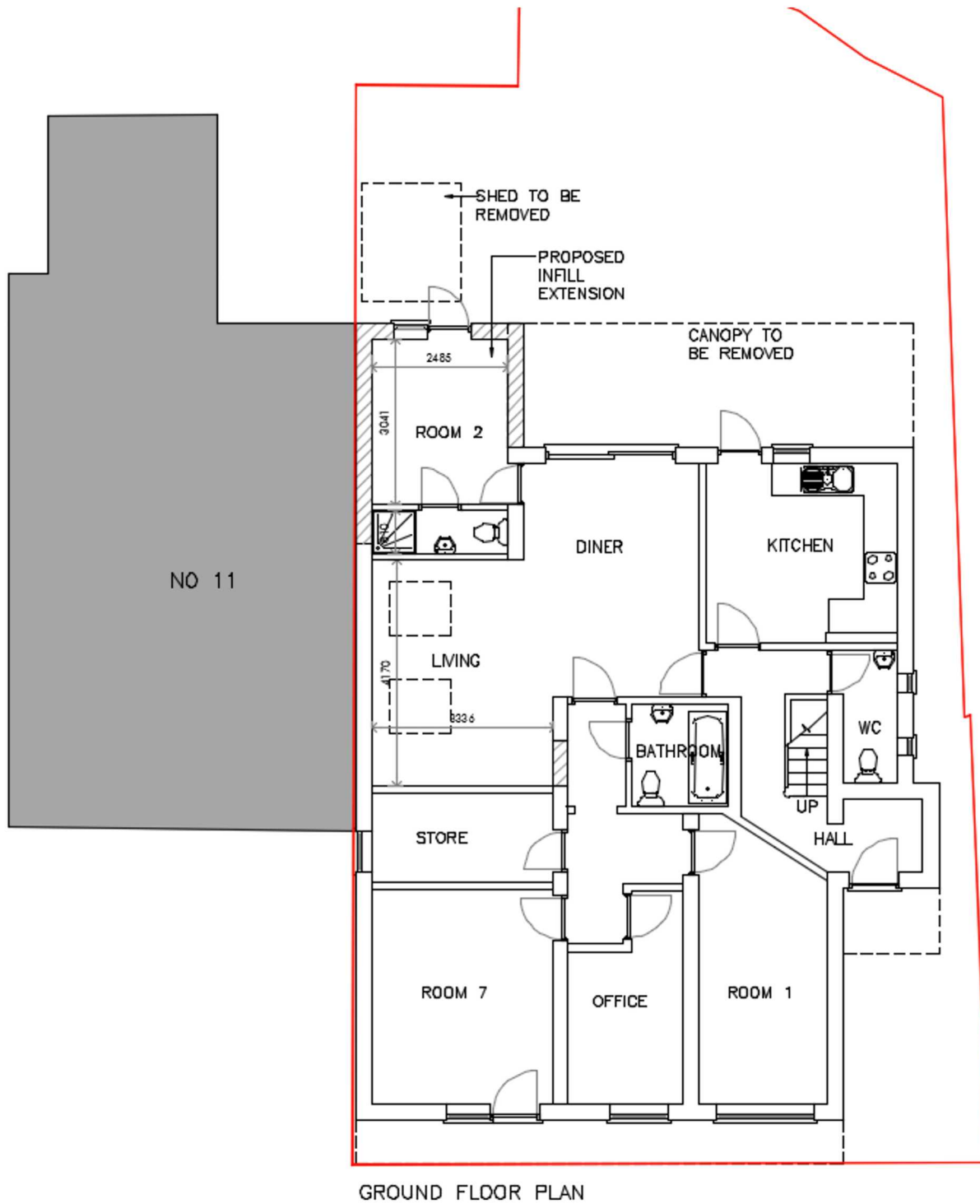


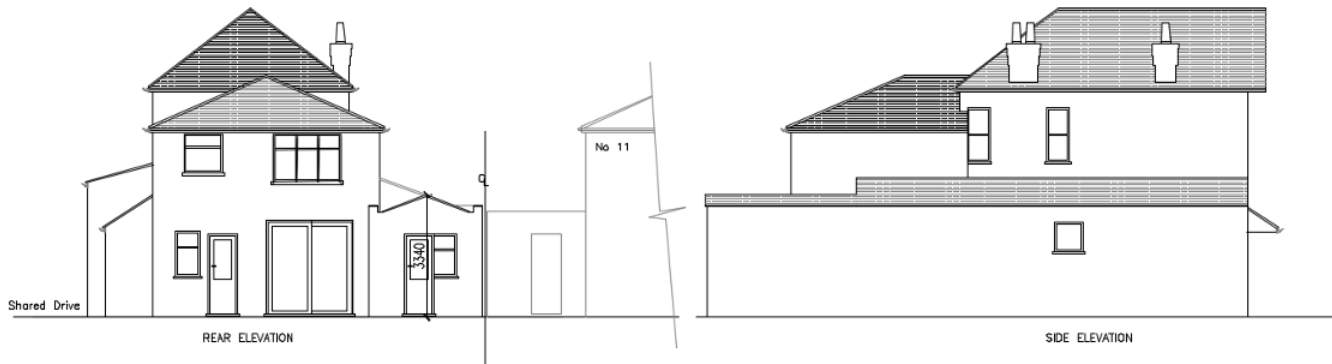
REAR ELEVATION



SIDE ELEVATION

5.0 THE PROPOSAL





The proposal seeks permission for infill extension at rear/side of the property. Proposed extension will be sit within inadequate recessed area. Existing extension is projecting out by 1.8m on right hand side. The other side neighbor No 11 has already extension which is projecting approx 4.0m. The width between two extensions is approx 2.7m.

Proposed infill extension would be between extensions and in-line with No 11 extension depth. No 11 is sitting recessed than host property. Proposed depth of the rear extension will match No 11 rear wall.

Bedroom 2 will be relocated on new extension including en-suite facility and existing bedroom 2 area will be merging with dining area to provide better living space.

The proposal also includes two roof lights on living area.

Material

Existing side extension is in brickwork and rear extension provides render and hanging tiles finish. Proposed extension will be match with render finish.

6.0 ACCESS

Access and threshold arrangement will be similar to existing.

7.0 SUMMARY

The proposal will not result in an incongruous form of the development out of keeping with the existing street layout nor will it be detrimental to the amenities of the neighbouring properties or the visual amenities of the street scene.

This awkward narrow area is not contributing for amenity space. Due to the recessed it's not enjoyable outdoor area for household.

An additional area to household will provide better quality of living standards where number of people living together in single household and receiving care.

Proposal will be appropriate addition to provide a long term sustainable and viable accommodation to existing site.