

Design and Access Statement

Relating to

Proposed new porch, single storey side/rear extension, part double storey rear extension with internal alterations.

at

**26 Mildred Avenue
Hayes
UB3 1TN**

for

Mr & Mrs Chakkal

17th July 2025

Project ref: 2025.046/JA/JC

Description of Existing Site

The application site is located on Mildred Avenue and is a semi-detached house, constructed between 1950 – 1960's, located in a suburban area of the London Borough of Hillingdon. The property sits within a primarily residential area, with a mix of terraced and semi-detached houses. Hayes Town, Hayes Station, and local amenities are nearby.

The property has undergone previous extensions; an erection of single storey, part double storey side extension.

The following constraints DO NOT apply to the application site:

- Conservation Area - No
- Area of Special Character - No
- Statutory or locally listed building/s, application site or adjacent – No

Existing survey drawings and photo sheets are enclosed with the planning application.

Brief

The applicants propose to extend their home to improve the internal layout and create a more functional and efficient living space. The design has been carefully considered to better meet the needs of their young family, resulting in a well-planned and practical family home.

Planning

Applicable planning policies are as follows:

- Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
- Policies DMHB11 and DMHD1 of the Hillingdon Local Plan - Part Two (2020)
- Policy D3 of the London Plan (2021) and Chapter 12 of the National Planning Policy Framework (2021).
- PT1.BE1 Part 2 Policies, DMHB 11 DMHB 12 DMHD 1 DMT 6 LPP D6 (2012) Built Environment
- Design of New Development? Streets and Public Realm? Alterations and Extensions to Residential Dwellings Vehicle Parking?(2021) Housing quality and standards
- Local Plan Part 1 (2012) and Part 2 (2020) Article 6; Article 8; Article 1 of the First Protocol and Article 14

Planning History

The site has the following planning history, we have also included other relevant planning history:

when considering this application, as the depth proposed is greater than 3m – Generally as no. 13 has a substantial visual gap, separated by the access path.

Reference	Proposal	Status
33195/APP/2001/1867	Erection of a first-floor side extension	Approval
33195/C/92/0405	Erection of part ground floor and first-floor side extension	Approval
33195/A/83/1463	Section 53 certificate (P)	PD

LB Hillingdon has adopted a series of Supplementary Planning Guidance/Documents (SPG/SPD), which have been reviewed prior to undertaking the proposed design and alterations.

Over the years, the Council has approved numerous applications for extensions, including rear roof extensions, subject to factors such as building type, location, detailing, and overall design quality. Key considerations in these decisions typically include the visibility of the extension (particularly from public vantage points), its size and scale, the impact on adjoining properties, and its alignment with good design principles.

Design

The significant external changes proposed involve the following:

- New porch
- Single storey side extension in line with existing and in line with the existing building line, as this would permit under Lawful Development, the setback has been retained on the first floor
- Single storey rear extension
- Part double storey rear extension

With the extensions and alterations, the architects can provide a better planned dwelling. The general range of materials and detailing is drawn from a palette existing at the time of the original design as it is considered that a more contemporary approach would conflict with the general grain of the area.

It is considered that the new extension at this location will have no adverse effects on the adjoining properties (see photosheet attached to application)

The proposal is shown on drawings as listed in the Appendix at the end of this statement.

Pre-Application Consultation

Stones Architects (SA) obtained Housholder Pre-application advice on 17 July 2025 from the duty officer, Richard Buxton (LBH), we report as follows:

1. Outline proposed drawings 2025.046/ C01-A,C02-A,C03-A & C04-A were submitted by SA (refer to appendix)
2. LBH stated: *The relationship of the two-storey rear extension to 24 looks to be acceptable (I am assessing it on the effect on the rear patio area-the 45 degree two-storey rule is not breached as the window is off-set and is adjacent to 22, as you have plotted). The “enclosure” effect should be within acceptable tolerances as the extension isn’t right on the boundary. Difficult to argue that the front ground floor side element should have a set-back from the front as side extensions can be PD – Refer to the approval at no.13 Mildred Avenue (opposite).*
3. The 45-degree line from no.24 is not obstructed
4. Remaining garden area is 94.6m², in keeping LBH policy guidance.

Access

Existing access to the property will remain and new works will comply with the latest building regulations.

Summary

There are other properties surrounding the site that have benefitted from similar extensions. The proposal is sympathetic the existing building if any amends are required SA can respond quickly.

Appendix A - Proposed Pre-application drawing.

- **C01-A – Proposed Ground Floor**
- **C02-A – Proposed First Floor**
- **C03-A – Proposed Roof**
- **C04-A – Proposed Elevations**

Appendix B - List of documents submitted with the application

Drawing no.	Scale	Sheet size	Drawing title
S01	1:1250	A3	Site Location Plan
S02	1:100	A3	Existing Ground Floor Plan
S03	1:100	A3	Existing First Floor Plan
S04	1:100	A3	Existing Roof Plan
S05	1:100	A3	Existing Elevations & Section A-A
C01A	1:100	A3	Proposed Ground Floor
C02A	1:100	A3	Proposed First Floor
C03A	1:100	A3	Proposed Roof
C04A	1:100	A3	Proposed Elevations
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Ends