

Design and Access Statement

02 Acacia Avenue Hayes UB3 2NB

Summary:

This Design and Access Statement is submitted to support and provide the background and rationale to the proposed development at 02 Acacia Avenue Hayes UB3 2NB

This Statement shows that the proposal is acceptable in planning terms.

Introduction:

The property is situated at the Northern edge of the Acacia Avenue it's a semi-detached dwelling located in the Hayes Village Conservation Area. The site is having a rear conservatory and no alterations has been done to the existing dwelling.

Proposal:

The proposed site is in the conservation area with similar residential 2 storey buildings in the vicinity. The existing building is not listed.

The proposal is for single storey rear extension 3.6m deep with pitched roof and two roof lights and loft conversion with rear dormer including one roof light to the side slope.

The proposed rear dormer is in line with council guidelines for the loft conversion under planning. The proposed rear dormer is less than half the width of the original property and will have a flat roof.

Material:

The proposed extension will have render walls to match with the existing house and roof will have main house matching tiles.

The proposed dormer will have tiles to match with the existing. The proposed window will be in line with the existing windows of the main house.

The conservation skylight is proposed to the side slope at loft level and to the rear extension.

Planning Policy:

In accordance with Local Plan Policy, the Council will require all developments, including alterations and extensions, to be of the highest standard of design.

Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases, closely matching materials and design details are usually more appropriate to ensure the new work blends with the older parts of the building.

Also, the Council will only permit development within conservation areas, and development affecting the setting of conservation areas, that preserves and where possible enhances the character and appearance of the area in line with Local Plan policy and the NPPF.

Previous Refusal:

This application is the resubmission due to the previously refused application.

All the grounds of previous refusal have been addressed in this proposed scheme, as pointed out below:

- The side dormer of the loft has been removed and new conservation area skylight has been introduced to the side slope.
- The rear dormer has been amended from the flat roof to pitched roof with matching tiles and window to the maximum width of the dormer with no front dormer cheeks visible.
- The front skylight has been removed.
- Tree report has been procured and enclosed with the proposal.
- There were no concerns related to the rear extension

Conclusion:

To conclude, the key benefits of the proposals is a design that complements and is sensitive to the existing buildings and whose effect not to be detrimental and add to the amenity of the dwelling.

The proposal generally connects with and complements the local Conservation Areas, and which has similar such extensions or work made in and around the vicinity.

The proposal would not harm strategic or local views or the settings of townscape in the local area.