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Design and Access Statement

For the

“Erection of rear dormer”

Land at

**1 School Parade, High St,
Harefield, Uxbridge, UB9 6BT**

By

Eade Planning Ltd

October 2023

Introduction

1. This application seeks planning permission for the erection of a dormer to the rear roof slope.
2. The application proposal has been inspired by the need for an enlarged bedroom by taking advantage of the unused roof void.

The Site

3. The site is at 1 School Parade, High Street, Harefield, UB9 6BT.
4. The subject site is on the western side of the High St and comprises a three storey end of terrace property. The surrounding area is mixed in character and with various uses in the immediate vicinity.
5. The application site is mixed use; Class E to ground floor although it is understood this part has been vacant for a few years. The floors above are in C3 use as are the adjacent neighbours.
6. The rear of the property backs onto a rear passage for access and parking.
7. The site does not sit within a conservation area and is not a statutory listed building.
8. Below is an aerial view of the site.



Policy

Material Considerations

9. Given the design and massing of the proposed development, it is considered that the proposed extension is appropriate in the context of the site and surrounding area.
10. The dormer is set down from the ridge and is set in from all sides for subordination.
11. There is no harm to the neighbouring occupiers in regards to privacy or loss of light.

Materials

12. The rear roof dormer will be built in brown hanging roof tiles with the proposed roof windows being double glazed

Plans

13. The plans include, Floor, Section, Roof and Elevation Plans. The plans are numbered SP.01.EX.01-03- Existing Plans, and SP.01.PR.01-03 - Proposed Plans. A location Plan is also included in the application bundle together with the CIL additional information form.

Conclusion

14. The development provides for a much needed larger bedroom freeing up a first floor room to an adequately sized study/office room and has policy support at National and Local level and therefore, the council are asked to grant permission on the presumption in favour of sustainable housing development.