

Design & Access Statement

Site Address: 6 Brandville Rd, West Drayton UB7 9DA

Introduction: The Design and Access Statement has been prepared in support of a planning application for Subdivision of the existing dwelling house into 2 no. of self-contained flats, to include conversion of roof space to habitable use with rear dormer, rebuilding the existing side/rear extension, cycle and bin storage, and amendments to fenestrations.

Dimesons is the acting agent on behalf of the owner of the site.

Relevant Planning History:

Reference	Location	Proposal	Received	Status
39409/APP/2025/1883	6 BRANDVILLE ROAD WEST DRAYTON	Subdivision of existing dwellinghouse into 2 no. of self-contained flats, to include conversion of roof space to habitable use with rear dormer, cycle and bin storage, and amendments to fenestrations.	11-07-25	Undecided
39409/APP/2025/818	6 BRANDVILLE ROAD WEST DRAYTON	Conversion of roof space to habitable use to include a dormer extension. Conversion from a single dwelling house into two 3-bed self-contained flats	20-03-25	Appealed
39409/APP/2025/79	6 BRANDVILLE ROAD WEST DRAYTON	Erection of a single storey rear extension	13-01-25	Withdrawn (P)
39409/APP/2025/82	6 BRANDVILLE ROAD WEST DRAYTON	Conversion of roof space to habitable use to include an L-shaped rear dormer (Application for a Certificate of Lawful Development for a Proposed Development)	13-01-25	Approval

The Site and Surroundings

6 Brandville Road is a two storey semi-detached dwelling located in West Drayton. The site is relatively close to West Drayton Town Centre. The property is set back from the main road behind a relatively low red brick wall behind which is an area of hardstanding. No off-street parking is provided for the property and there is no crossover or access serving the space to the front of the property. A timber extension has been constructed to the side and rear of the dwelling. The property benefits from a relatively deep rear garden, which contains an outbuilding used for purposes incidental to the use of the main dwelling

The existing house is not listed and is not located within a conservation area.

There are no Tree Preservation Orders on or near the site.

Previous refusal

Application 2025/818 for Conversion of roof space to habitable use to include a dormer extension. Conversion from a single dwelling house into two 3-bed self-contained flats was refused for the following reasons:

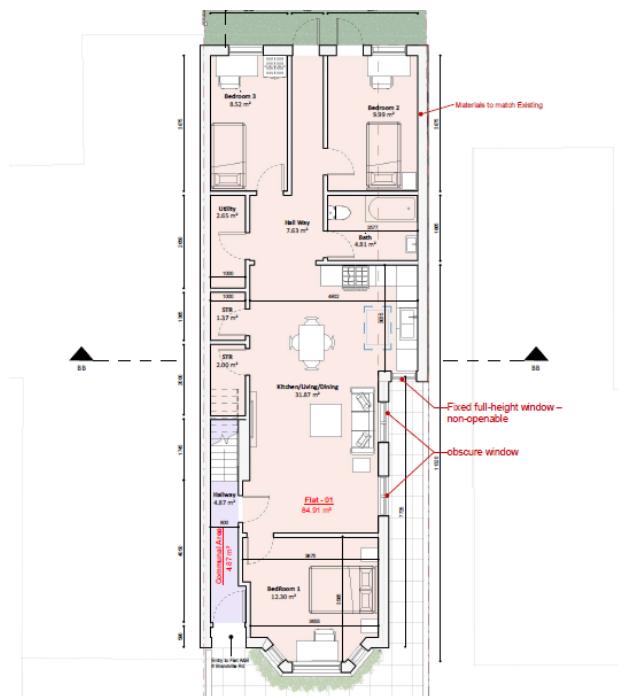
1. NON2 Non Standard reason for refusal

By reason of the layout and poor quality design of the building the proposals would fail to provide appropriate standards of living accommodation for future occupiers of the three bedroom ground floor flat in terms of daylight, sunlight, privacy and general amenity contrary to Policies DMHB 11 and DMHB 16 of the Local Plan Part 2 - Development Management Policies 2020; Policies D4 and D6 of the London Plan 2021; and the NPPF 2024.

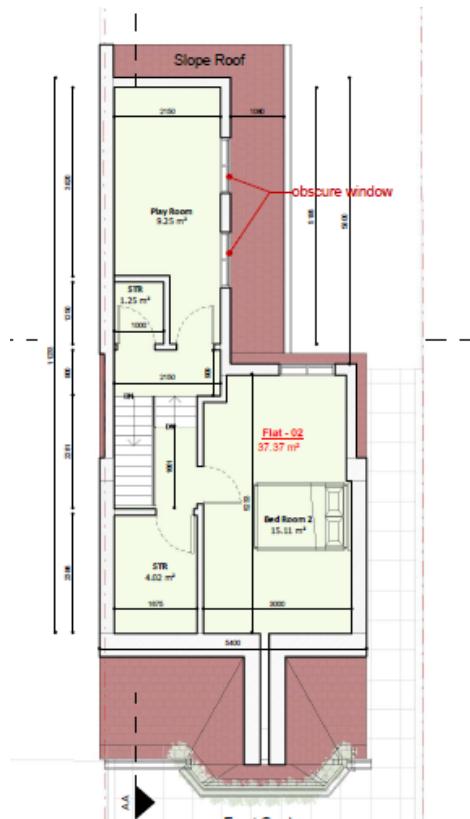
2. NON2 Non Standard reason for refusal

In the absence of a Section 106 agreement or Unilateral Undertaking to remove residents access to obtain parking permits within the surrounding streets the proposals which would not provide dedicated vehicle parking would have an unacceptable impact on highway safety and amenity contrary to Policies DMT 1, DMT 2 and DMT 6 of the Local Plan Part 2 - Development Management Policies 2020; Policies T4 and T6.1 of the London Plan 2021; and the NPPF.

We have since worked with the proposal and believe we have now delivered a good design that resolved the issues. We have amended the ground floor layout as below. We have given communal access to the garden, so you no longer have to go via a bedroom. We have given all bedrooms a good outlook and access to natural light.



We have also amended the layout of the loft, as previously the bedroom would have had no natural light as the side-facing windows would have had to be obscured, so we have moved the bedroom to the larger room with the rear-facing window



We can confirm that we are happy to complete a 106 agreement or Unilateral Undertaking to remove residents' access to obtain parking permits within the surrounding streets of the proposals, and make it car-free. We will request a template from the case officer once the application is registered.

With regards to neighbour amenity, the previous application was considered to comply with Policies D3 and D6 of the London Plan and Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan. There are no changes to make this application any different.

With regards to the impact on the street scene, again, the proposed works to the property comply with Policies DMHB 11, DMHB 12 and DMHD 1 of the Local Plan. There are no changes to make this application any different.

As mentioned above Traffic Impact/Pedestrian Safety we want to enter in to a 106 agreement or Unilateral Undertaking with the council to remove residents' access to obtain parking permits within the surrounding streets of the proposals and thus would align with Policies DMT 1, DMT 2 and DMT 6 of the Local Plan Part 2 - Development Management Policies 2020; Policies T4 and T6.1 of the London Plan 2021; and the NPPF.

Urban Design, Access and Security Considerations

We have amended Flat 2, which has a floor space of 93.55m² for a 2B4P flat. The Technical housing standards – nationally described space standard says it should be a minimum of 79m², meaning we surpass the standards. As stated above, we have altered the layout so that now all rooms will have good levels of natural light and outlook. It is also proposed that the partially constructed part from wood with a plastic roof of the historic extension be rebuilt. We believe that the proposal will now conform to Policies DMHB 11 and DMHB 16 of the Local Plan Part 2 - Development Management Policies 2020; Policies D4 and D6 of the London Plan 2021; and the NPPF 2024.

With regards to external amenity space, this has remained the same as the previous application, albeit better access is to be provided for the ground floor flat.