

DESIGN & ACCESS STATEMENT FOR:

**A SINGLE STOREY REAR EXTENSION
AND A TWO STOREY SIDE EXTENSION
FOLLOWING DEMOLITION OF THE EXISTING CONSERVATORY
at 7 Hastoe Close, Hayes UB4 9RW**



August 2023

THE SITE

Locality

The site is located in Hastoe Close which you enter from Kingsash Drive. The neighborhood contains a cluster of similar houses of a like size, period and style.

The site is not set within a conservation area.

Setting

The property No. 7 is a two-storey end-terraced house located at the very end of Hastoe Close. It is in the corner of the cul-de-sac with public open space to the east.

Some of the houses in the neighbourhood have been modified in the past and have a rear and side extension. Properties at No. 5 Brentford Close and No. 3 Hastoe Drive have both got an approval for a Single storey side/rear extension (planning references 71877/APP/2016/1753 and 73063/APP/2017/4662). Most relevant property is at No. 26 Kingsash Drive. That property has recently got an approval for a Single storey rear extension and Two storey side extension (planning references 75588/APP/2020/1527).

Planning History

There is no planning application associated to this property.



THE PROPOSAL

Introduction

This statement accompanies the proposal for a replacement of the existing conservatory with a slightly bigger rear extension and a two-storey side extension.

Design/ Scale/ Character/ Proposed Materials

The proposed single storey rear extension and two storey side extension aim to significantly improve the functionality of this property and increase the overall area of usable internal space. At ground floor, new proposal provides a possibility for a separate bedroom/study at the front with a walk-through shower and an open space at the back containing kitchen, dining and living area. At first floor, existing single room becomes a double bedroom and both rooms are getting En-suites instead of having one common bathroom.

All proposed alterations are within Policy DMHD 1. The proposal would not have an adverse impact on the character and appearance of the street scene, and would appear subordinate to the main dwelling. Flat roofed single storey rear extension is 3.6 metres in depth as the plot width is more than 5 metres and 3.0 metres in height, measured from ground level. Two storey side extension has been set 1 metre from the side boundary, and is not exceeding half the width of the original property.

A good quality of light in this newly created ground floor space will be secured by sliding/folding door at the back, few windows on the side and a flat roof light at the main building/proposed rear extension junction. Existing side window at first floor level will be blocked but a new one will be introduced at the front.

The proposal is to be constructed using traditional methods, with finishes to match existing.

Amenity of Neighbours

At a depth of 3.6m and height of 3.0m, the proposed single storey rear extension doesn't exceed the maximum projection allowed under policy DMHD 1. It would appear subordinate in scale and would not lead to an unacceptable loss of light or outlook to the occupants of adjoining number 6. In addition, this part of the garden is already in the shadow throughout most of the day caused by the main building orientation. The two-storey side extension will not have any impact whatsoever as this property is the end of terrace, next to a public open space.

Access

There will be no change in the main access to the house.

Trees

The proposal will have no effect on existing trees/ shrubs because the side extension will be set back from the boundary line.

Traffic

There are no changes to traffic or pedestrian access to this scheme.
The parking provision would remain unaffected by this proposal.

Conclusion

The careful design of this proposal has resulted in a solution that significantly improves and coordinates both the inside and outside of this property without creating a harmful impact on the immediate neighbours and the street as a whole. The proposal is entirely within Policy DMHD 1, both in terms of the design and added volume. We therefore urge you to support this application.

Quince Design Studio