DESIGN AND ACCESS STATEMENT

Proposed First Floor Side and Rear Extension

27 Coronation Road, Hayes, Middlesex, UB3 4JT

August 2026

1. Introduction

This Design and Access Statement has been prepared by Design Extension Ltd on behalf of [Client Name] in support of a householder planning application for a first floor side and rear extension at 27 Coronation Road, Hayes, Middlesex, UB3 4JT. The application is submitted to the London Borough of Hillingdon as the Local Planning Authority (LPA).

This Statement should be read alongside the accompanying drawings prepared by Design Extension Ltd, and sets out the design principles and concepts applied to the proposed development, and the steps taken to appraise the context of the site and demonstrate how the proposal responds to that context, in accordance with national and local policy requirements.

2. The Site and Surrounding Area

27 Coronation Road is a two storey semi-detached dwelling situated within a predominantly residential street of similar two storey properties, characteristic of the wider Hayes area. The dwelling has a hipped roof form and benefits from an existing single storey ground floor rear and side addition, incorporating a kitchen/dining room, utility room and bathroom, finished with a flat roof.

The property is flanked by No.25 Coronation Road to one side and No.29 Coronation Road to the other, both of a similar age, scale and design. The surrounding area is entirely residential in character and is not subject to any conservation area designation, and the property is not listed.

3. Proposed Development

Planning permission is sought for the erection of a first floor side and rear extension, constructed directly above the existing single storey ground floor addition. The proposed extension would provide an additional bedroom and en-suite bathroom at first floor level and would not increase the existing ground floor footprint of the dwelling in any way.

The new first floor accommodation is designed with a hipped roof that matches the pitch, form and proportions of the existing main roof, ensuring the extension reads as a natural and subordinate continuation of the host dwelling rather than an incongruous addition. The flat roof over the retained ground floor element is to be used for maintenance and emergency access purposes only.

The proposed extension is set in from both side boundaries, consistent with the established building line and separation distances found elsewhere along Coronation Road. No additional windows or other openings are proposed within the flank elevations facing the neighbouring properties at No.25 and No.29, ensuring that the privacy and amenity of adjoining occupiers is fully protected.

4. Design Approach

Amount and Layout

The proposal comprises a modest first floor addition only, providing one additional bedroom with en-suite bathroom. The layout has been designed to make efficient use of the existing envelope of the dwelling without any enlargement at ground floor level.

Scale and Massing

The scale of the extension is subordinate to the host dwelling, sitting comfortably beneath the height of the main ridge and set in from the site boundaries. The massing has been carefully considered to maintain the visual separation and rhythm of the terrace, avoiding any sense of a bulky or dominant addition when viewed from the street or from neighbouring properties.

Appearance and Materials

External materials, including brickwork and roof tiles, will match those of the existing dwelling, ensuring the extension is visually integrated and consistent with the character of the host building and the wider streetscene.

Landscaping

The proposal does not affect existing landscaping, boundary treatments or the rear garden area, and the amenity space provided at the property is retained in full.

5. Relevant Planning Policy

The application has been assessed against the following policies of the Hillingdon Local Plan Part 1 (2012), Hillingdon Local Plan Part 2 (2020), the London Plan (2021), and the National Planning Policy Framework (2024):

- PT1.BE1 (2012) – Built Environment
- DMHB 11 – Design of New Development
- DMHB 18 – Private Outdoor Amenity Space
- DMHD 1 – Alterations and Extensions to Residential Dwellings
- DMT 6 – Vehicle Parking
- LPP D3, D4 and D6 (2021) – Design-led approach, good design, and housing quality
- NPPF Chapter 12 (2024) – Achieving well-designed places

6. Assessment

Character and Appearance

The proposed first floor extension has been designed to fully accord with the design principles of Policy DMHD 1, sitting subordinate to the host dwelling, set in from the side boundaries, and finished in matching materials. The hipped roof form directly mirrors the existing roof, ensuring a cohesive and well-integrated design that respects the character of the host property and the surrounding streetscene.

Neighbouring Amenity

The design has been carefully considered to protect the amenity of the occupiers of No.25 and No.29 Coronation Road. No additional windows or openings are proposed in the flank elevations facing either neighbour, and the flat roof over the ground floor element is retained for maintenance purposes only, with no amenity use proposed. The proposal therefore fully safeguards neighbouring privacy and outlook in accordance with Policy DMHB 11.

Private Amenity Space and Parking

As the proposal is limited to a first floor addition above the existing ground floor footprint, the rear garden and private amenity space serving the dwelling is retained in full, in accordance with Policy DMHB 18. Existing on-site parking arrangements are unaffected by the proposal, in accordance with Policy DMT 6.

7. Supporting Precedent

The acceptability of this form of development along Coronation Road is directly supported by recent decisions of the London Borough of Hillingdon on this street:

25 Coronation Road (adjoining property) – Ref. 58178/APP/2026/527

Planning permission was granted by Hillingdon Council on 24 April 2026 for the "Erection of a first floor side and rear extension" at the immediately adjoining property, No.25 Coronation Road. This is a directly comparable scheme, of the same form and character as that now proposed at No.27, and confirms that this type of development is fully acceptable in this location. The approval at No.25 was granted subject to standard conditions requiring matching external materials, no additional openings facing the adjoining properties, and restricting use of the flat roof to maintenance purposes only — all of which principles have been incorporated into the design of the current proposal from the outset.

Given the proximity and similarity of the two schemes, the proposed extension at No.27 has been designed to complement the approved scheme at No.25, restoring a balanced and consistent appearance across the pair of properties when viewed from the streetscene.

95 Coronation Road – Ref. 10453/APP/2026/803

Further support is provided by the Council's own officer assessment at 95 Coronation Road, where a first floor side/rear extension (together with a single storey rear extension) was recommended for approval. The officer report confirms that, notwithstanding the general set-back and set-down requirements of Policy DMHD 1, a first floor side extension can be considered acceptable where it "restores balance and uniformity" to a pair or group of properties and "offers visual benefits in the street scene". This reasoning applies directly to the current proposal, which similarly responds to and complements the recently approved scheme at the adjoining No.25 Coronation Road.

Taken together, these decisions demonstrate a clear and consistent approach by Hillingdon Council to supporting well-designed first floor extensions of this nature along Coronation Road, and confirm that the current proposal is fully in accordance with the Council's established planning policy and decision-making practice.

8. Access

The proposed development does not alter the existing means of access to the site. The existing vehicular and pedestrian access arrangements from Coronation Road are retained unchanged, and the extension does not affect access to or within the dwelling at ground floor level.

9. Conclusion

The proposed first floor side and rear extension at 27 Coronation Road has been designed with full regard to the character of the host dwelling, the surrounding streetscene, and the amenity of neighbouring occupiers. The proposal is directly supported by the recent approval at the adjoining No.25 Coronation Road and by the Council's own officer reasoning at 95 Coronation Road, both of which confirm that this form of development is fully acceptable within this part of Hayes.

The proposal is considered to fully accord with Policies PT1.BE1, DMHB 11, DMHB 18 and DMHD 1 of the Hillingdon Local Plan, the relevant policies of the London Plan (2021), and the design objectives of the NPPF (2024). On this basis, it is respectfully requested that planning permission be granted.