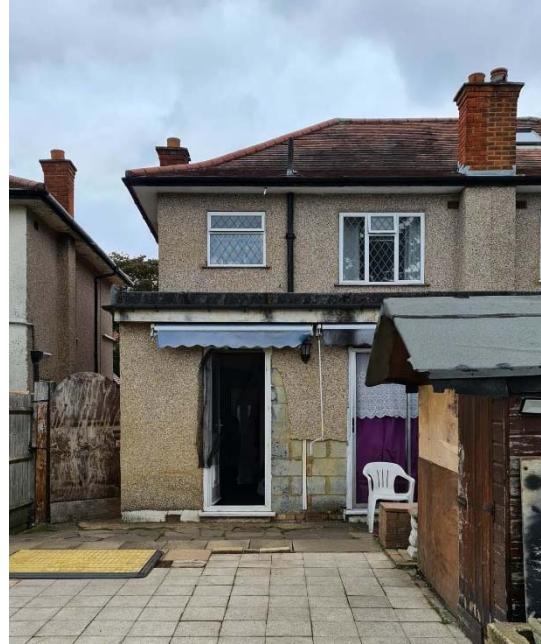


## DESIGN AND ACCESS STATEMENT

57 GROSVENOR AVENUE, HAYES, UB4 8NN



Front View



Rear View

The planning application relates to proposed development to a semi-detached house in **HAYES, MIDDLESEX**. Specifically, the works comprise: **Construction of first floor rear extension.**

### INTRODUCTION:

The application property comprises of a semi-detached dwelling located on the south western side of Grosvenor Avenue which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The property is constructed from pebble dash render under a plain tiled hipped roof. The property has been previously extended by way of a single storey flat roofed rear extension across the entire width of the property, projecting 3.62m and finished with a flat roof.

A shared driveway runs between the flank wall of the property and the adjacent property No.59 Grosvenor.

**The scope of work is a first floor rear extension, providing additional residential accommodation. The amount of proposed development has been designed to match approved designs on the same area.**

The appearance and scale of the proposal have been designed with due consideration to the street scene and relation to immediate surroundings. It is considered that the proposed development will blend well in established fabric and will not be overbearing. There will be no impact on the

architectural pattern/appearance of the area, as a lot of properties with reference to first floor extensions and can be seen.

## **PROPOSED DESIGN:**

The application seeks planning permission for the erection of a first floor rear extension. The extension would be in line with the flank wall of the original dwelling and project 3.63 m to provide a third first floor bedroom. The extension would have a width of 3.73 m and would be finished with a hipped roof, set down from the main roof of the host dwelling. The first floor extension is considered to relate satisfactorily with the original building in terms of its size, design and finishes. The extension sits to the rear of the property where it is not visible from the public domain therefore would not impact on the character and appearance of the South Park Gardens Conservation Area.

These changes are not incongruous with the design and proportions of the host building and terrace.

## **USE:**

The use proposed by this application is not any different to the existing situation i.e., Residential. Within this application it is proposed that the existing usage of the house is to be maintained.

## **LAYOUT:**

The development is proposed to a semi-detached house. **The design of the extension has been carried out to what the council perceive to be acceptable under the current planning policies.** The impact of proposal would be minimal to the subject property and its surroundings. The proposed layout makes the most of the opportunities which exist at the site. By reconfiguring the general layout and forming the proposed extensions, a large, lighter, and better configured space is created. No adverse impact will be anticipated on the neighbouring property's daylight and sunlight by the position and scale of the proposal. Our Design has fully considered the impact of development on the amenity of residents and the environment in general and it's taken this into account at all stages of the development process.

## **PRECEDENT DECISION:**

Specific to this application, some of the adjacent houses have made use of the generous space available with similar type of extensions.

<b>ADDRESS</b>	<b>PLANNING REFERENCE/ID</b>	<b>PROPOSED DEVELOPMENT</b>
<b>11 GROSVENOR AVENUE, HAYES, UB4 8NL</b>	<b>45977/APP/2017/2</b>	First floor rear extension



(Satellite View: Kings Road, showing First Floor Rear Extensions of different forms, shapes and sizes.)

### **APPEARANCE:**

All materials to be used in the construction of the extension have been carefully thought out in consideration of the surroundings and to make sure that the development looks as original as it should be, and try to sympathetically blend in with the existing built environment.

### **ACCESS:**

Access from Kings Road is via existing gated footpath. Access to the dwelling and rear garden would remain unaltered and maintained.

### **CONCLUSION:**

The proposal has been designed to be in keeping with both the existing property and immediate surroundings. It has been designed with close reference to the local policies and it is considered to be in full accordance with the objectives of these policies.

**Similar extensions have been approved by the council before.** It is considered that the proposed development will not lead any adverse impacts on neighbouring residents and the overall character of area. **This Design and Access Statement has demonstrated that the proposed works are all appropriate for the concerned area, in respect of the context, proposed materials and the adjoining properties.** None of the proposed works unduly shade/affect the adjoining owner's amenity. It is hoped that this statement will help in the understanding of the development and assist in its approval without objections.

**Due to the above, we would ask the Council to look favourably on this application.**