

Design & Access Statement

Property: 42 Russell Gardens, Sipson, West Drayton UB7 0LS

Applicant: Sandeep Samra

Proposal: Single-storey side extension and removal of one front garden tree

This Design & Access Statement has been prepared in support of a householder planning application for the above property. The proposal seeks permission to construct a single-storey extension into the side garden and to remove one tree located within the front garden to enable the development.

Site Description:

42 Russell Gardens is a one-bedroom residential property situated within a suburban residential area in Sipson. The property is not located within a Conservation Area and is not subject to any known Article 4 Directions. The surrounding area consists of similar residential dwellings with front gardens and off-street parking.

The existing front garden is enclosed by a low wall and contains a small tree, which is proposed to be removed as part of this application.

Design Impact:

The proposed single-storey side extension is a modest and well-considered development that will improve the living conditions of the applicant without detracting from the character of the street scene. The development will enhance the usability of the property while preserving the residential character of Russell Gardens.

The proposed extension will be single-storey and positioned to the side of the existing dwelling. It will remain proportionate to the host property and subordinate to the main structure, avoiding any overbearing impact on the street scene.

The extension will be constructed using materials to match the existing house, including:

- Brickwork in a colour and finish consistent with the existing property.
- Roof finish to match the existing roof.
- Windows and doors in UPVC to match the existing style.

This ensures the development integrates seamlessly with the character of the area and the design impact will be insignificant.

Amenity Impact:

The extension has been designed to respect neighbouring properties in terms of scale, massing, and materials. There will be no unacceptable loss of light, outlook, or privacy to adjacent dwellings. The amenity impact of the proposed single storey extension on the adjacent neighbour at no.55 will be equivalent to a 3m rear extension, which is commonly accepted under both GPDO legislations as well as Hillingdon Local Policy.

Access:

The proposal does not alter the existing pedestrian or vehicular access to the property. Access arrangements during construction will be managed to minimise disruption to neighbours.

Other matters:

One tree located in the front garden is proposed for removal to facilitate the extension and prevent potential root damage to new foundations. The tree has been previously pruned and does not make a significant contribution to local visual amenity. If required by the council, the applicant is prepared to undertake replacement planting as part of the landscaping scheme.

Conclusion:

The proposal complies with relevant local and national planning policies, and the applicant respectfully requests that planning permission be granted.