

DESIGN & ACCESS STATEMENT

Dated 19th March 2020

69 Harvey Road, Uxbridge, Greater London UB10 0HS

1.0 INTRODUCTION



The application site is a storey semi-detached property in use as a single family dwelling house and located on the southern side of Harvey Road and the Western side of Glisson road. The site has a total area of approximately 267m². The property does not lie within a conservation area nor is it in the vicinity of a listed building

2.0 PROPOSAL

The current proposal seeks planning permission for the wrap around side and rear extension. Corner of the extension is proposed as single storey to reduce the scale of the development and less dominating side elevation.

It is considered that residential development in this location is a positive and encouraged form of development. The design is proposed to be integrating well into the street scene and the character of the area whilst not unduly affecting the residential amenity of the adjoining dwelling houses. This proposal is therefore to be proposed in accordance with relevant policies and guidelines.

3.0 SCALE

The proposed extension is to be 2 storey with lowered eaves. This scale will compare favorably with the existing house and neighbor properties.

The position and front building line of the proposed development has been carefully considered to ensure that it is harmonious with the surrounding area. In addition to the 25/45-degree rule also applies to the proposed development at ground and first floor level.

The proposal includes the construction of a two storey side extension to the existing dwelling house. It is considered that the proposed dwelling would be set back by approximately 2.20m from the front original building line of the existing No. 69 Harvey Road. The northern corner of the dwelling is 2.2m

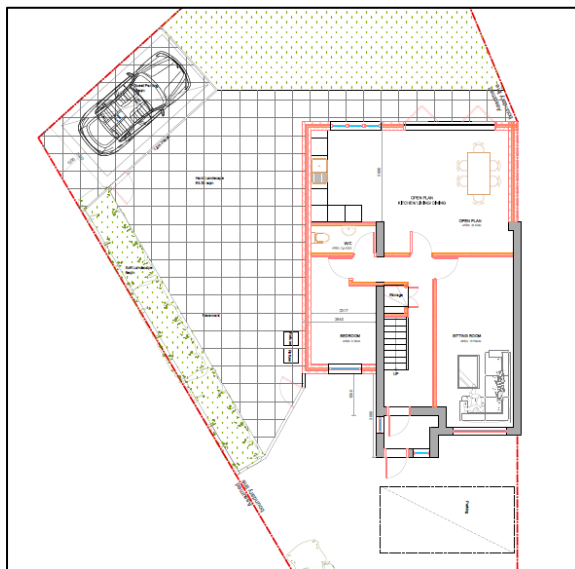
from the boundary line on Harvey Road; this will aid in alleviating the impact of the building on the streetscene. The site currently contains a single family dwelling house within a designated residential area. The dwelling would be in keeping with the character and appearance of the existing dwelling onsite and the residential spaces in the surrounding area. In addition, the surrounding property at No 79 Misbourne road has a part two storey, part double storey rear extension.

4.0 LAYOUT

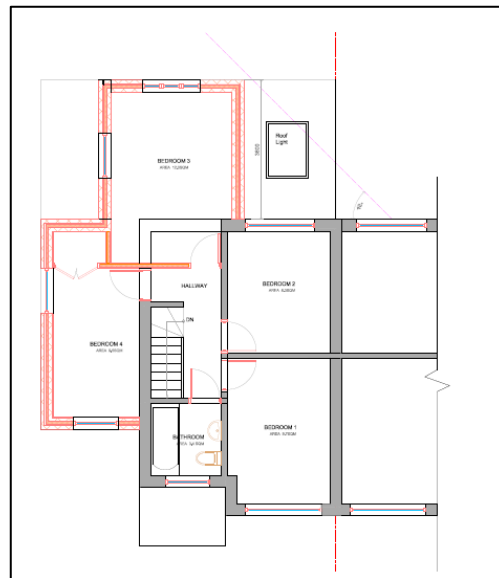
The proposed extension on the site is designed in a manner to comply with the Councils guidelines for separation of dwellings both between new dwellings and to existing surrounding houses. The proposed development will have a minimal impact upon the neighbouring properties in respect of overlooking, privacy, right of light and amenities.

The proposed new accommodation would be as follows:

- Ground floor- Living/Kitchen/Dining area, W.C, Storage, Bedroom, Hallway with staircase
- First Floor plan –Bedroom 1, Bedroom 2, Bathroom, Bedroom 3, Bedroom 4 and hallway



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

5.0 AMENITY / LANDSCAPING

5.1 Amenity

With regards to urban grain, proposals largely occupy the existing land with the storey height being sympathetic with the surrounding buildings. The courtyard to the rear of the site provides valuable amenity and green space.

5.2 Landscaping

Hard Landscape:

All hard landscaping will be level with the access from Harvey Road. The hard standing will be semi permeable to allow natural drainage of surface water. All access doors will be level with the external surfacing.

Soft Landscape:

The trees have been carefully selected to flower at different times of year, so that the courtyard provides a continually changing vista. Lower level planning is used to soften the transition in between hard materials. The planting is located at the borders of the site for screening purposes.

Lighting:

Recess floor lights are proposed to the garden and along the vehicular access.

6.0 ACCESS

The access to the property from Harvey Road will be as it is, from the main road to existing site.

Public transport is well provided for in the locality. In addition, the site is well served with abundance of shops, entertainment and sports facilities and other local amenities.

7.0 PLANNING HISTORY

In regards to the application reference, 45334/APP/2019/2922, appeal was dismissed as per reference no. appeal ref: APP/R5510/ D/19/3242676.

However, the reasons for refusal are taken into consideration and adapted in the new proposal.

The side extension is less than half the width of the original house and is stepped back approximately 2.2M from the main building line to comply the requirements of LPP2 Policy DMHD1.

The ridgeline of the hipped roof would be set down from the highest part of the existing ridgeline by approximately 0.56m and rear extension ridge line by 1.2m

Along with the front elevation, the side elevation is the most prominent element in the street scene with views attainable immediately outside of the site and in longer views from the east. Hence, the side extension on the first floor is proposed only till rear original wall line and not wrapping around.

This was proposed to address the side elevation, so that it does not extend over 10m in length and 2 storeys high. The bulk and size is reduced such that it would not form an unrelenting and visually incongruous element of the street scene.

Two no. of windows are introduced at the first floor level, also to reduce the amount of brickwork in the side facing elevation.