

D&A Statement



Courtesy of Google Maps

1.1 Site Add: 24 Wheatley Crescent, Hayes UB3 2JF (Referred as 24WC)

2.1 Proposal: Construction of New 2bed 3person End of Terrance house along with single storey rear extension of existing house

3.1 Overview:

The subject site is located on the Eastern side of Wheatley Crescent. The street scene is set by a terraces houses on either side of the road. This D&A statement has been prepared in support of a planning application for **“Construction of New 2bed 3person End of Terrace house along with single storey rear extension of existing house.”**

4.1 Background:

24 Wheatley Crescent is a occupied by an End of terrace storey single dwelling house with a large side plot. The site is Located within residential area of Hayes with great access to local amenities i.e. shopping, schools, restaurants and Heathrow airport.

The nearby properties have been extended in the past which makes an integral part of the street scene.

5.1 Proposed Scheme

The proposed scheme comprises of new dwelling house on the side land along with single storey rear extension to existing dwelling house.

Proposed scheme provide sustainable home within established brown field. The scheme provide well proportioned accommodation for young couple/families, which is in great demand in Hayes area.

6.1 Design and impact on neighbouring properties and visual amenity:

The design has been conceived to reflect the established design features of the properties along Wheatley Crescent. We have also analysed the impact of proposed new house and single storey rear extension in regards to the neighbouring properties, which is as follows:

Impact on private amenities of neighbouring properties:

For Existing House:

22 Sipson Lane is an adjoining Mid-terrace house and is location on RHS of 24 Wheatley Crescent. The proposed single storey rear extension of 24 Wheatley Crescent will extend 3.6M beyond the rear wall of 22 Wheatley Crescent.

3.6M single storey rear extension for the houses wider than 5M is acceptable as per Hillingdon SPD guidelines.

New dwelling house has been proposed on the LHS of 24 Wheatley Crescent which will benefit of similar size single storey rear extension.

So it is concluded the proposed single storey rear extension of 24 Wheatley Crescent will not have adverse impact on either neighbour.

For New dwelling House:

The proposed new dwelling house is set away from the shared boundary between 24 Wheatley Cres and 24A Wheatley Cres. Similarly, 24a is set away from the shared boundary. There will be a distance of 3.4m at the front and 3.33m at the rear, in between the properties. This will also maintain the openness between the properties.

Further the first floor of the New house doesn't extend upto existing rear wall of 24A, therefore is it is safe to say that the proposed development will not have any impact on any neighbouring properties.

7.1 Parking, Bicycle Stand, Bin provision and Public Transport Facilities:

2 off-street parking will be provided to existing dwelling (i.e. 24 Wheatley Crescent)and 1no off street parking space will be provided for new dwelling which comply with Hillingdon Council Local development plan and London Plan.

Separate bins, for recyclable and non-recyclable waste, will be provided for both existing and new dwelling. These bins are proposed at convenient location so it will be easy to wheel out on the waste collection days.

Both, 24 Wheatley Crescent and new dwelling will benefit from secure bicycle storage for 2 bikes each.

Wheatley Crescent is very conveniently located for public transport, i.e. Buses from Cold Harbour lane, Uxbridge road and Church Road. Bus stops for busses serving to Uxbridge, Hayes, Heathrow, Hatton Cross etc are located which is within 10min walk.

Train and tube facilities are available from Hayes and Harlington Station and Uxbridge.

It is evident that 24 Wheatley Crescent is located at a very sustainable location which provides very good transport links to London and other neighbouring towns.

8.1 Local shopping including grocery and restaurants:

Local shops i.e. Local grocery stores, Sainsburys are available within walking distance on Cold Harbour Lane. Further high street shopping is available at Hayes High Street and Uxbridge road which is less than 10min Walk.

9.1 Disabled accessibility and future convertibility:

The new dwelling house has been carefully designed so that it can easily be altered to meet the needs of disable occupant. Front door, corridor and Bedrooms will provide easy turning radius for any disable occupants (if any). Front door will be installed with Level threshold. There will be a provision to build a ramp and platform at the front of new house, which will make the new house a house for life.

10.1 Alternative Energy:

Solar panels are proposed with positions designed to maximise the available solar energy potential and exceed the Councils 10% renewable energy requirement for new development.

Conclusion:

24 Wheatley Crescent is located within an established developed area and occupy a large plot. Site lends itself to be redeveloped to retain existing 3bed house and construct a new 2B 3Person End of Terrace house.

The proposed scheme provides a very sustainable house for young family, these houses are in great demand in Hayes area. The proposal meets the Hillingdon Local Plan Part 1 and Part 2 and complies with NPPF.

Considering all of the above, client seeks planning consent for "Single storey rear extension of existing dwelling house and construction of a new 2 Bed detached dwelling house."