

**TOWN AND COUNTRY PLANNING ACT
1990 (AS AMENDED)**

DESIGN AND ACCESS STATEMENT

Erection of a single-story extension to the side/rear for use as home
office

15 YEADING GARDENS, HAYES, UB4 0DL

Design and Access Statement

Introduction

This Design and Access Statement has been prepared in support of a householder planning application for the erection of a single-story side extension following the demolition of an existing temporary storage shed at 15 Yeading Gardens, Hayes, UB4 0DL, within the London Borough of Hillingdon.

The applicant seeks to create a dedicated home office space whilst preserving the appearance of the property, the street scene, and the character of the surrounding area.

This statement sets out the design rationale, site context, and access considerations in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the policies of the Hillingdon Local Plan.

Site and Surrounding

The application site comprises a single-story bungalow located within a predominantly residential area characterized by similar single-story dwellings of comparable scale and appearance. The property occupies a prominent position on a four-way junction and benefits from a triangular-shaped plot with a large front garden and side driveway providing off-street parking.

An existing temporary storage shed currently occupies the side area where the proposed extension is to be constructed. The shed will be demolished as part of the proposed development.

The property is not located within a Conservation Area, is not a listed building, and falls within Flood Zone 1, which has a low probability of flooding.

Proposed Development

The proposed development requests planning permission for the erection of a single-story side extension following the demolition of the existing temporary storage shed. The extension will provide a home office space for ancillary residential use.

The proposed extension has a footprint of approximately 13.75 square meters. The width of the extension measures approximately 4.245 meters, compared to the original dwelling width of approximately 8.95 meters, ensuring the proposal remains clearly subordinate to the host building. The extension extends approximately 5.81 meters along the side elevation and is set back 1.89 meters from the principal façade of the dwelling. The maximum height of the extension will be approximately 2.9 meters.

Scale, Form and Layout

The extension has been designed to appear clearly subordinate to the original bungalow. The reduced width in comparison to the host dwelling, combined with the setback from

the principal façade, ensures that the original building remains the dominant element within the street scene.

The single-story height of 2.9 meters further reinforces the subordinate nature of the proposal and ensures it sits comfortably beneath the existing roofline of the dwelling.

The triangular nature of the site has influenced the design, resulting in a layout that responds appropriately to the constraints of the plot. The extension has been designed to sit comfortably within the available curtilage without appearing overbearing, cramped, or disproportionate.

Appearance and Materials

The proposed extension is designed to complement the existing bungalow using matching external materials and architectural detailing. The external walls will be finished in matching brickwork and render to align with the existing dwelling, while the roof will be finished in tiles that match the existing roof structure.

Windows will be constructed in UPVC to match the existing fenestration, ensuring visual continuity. Rainwater goods will also match the existing property.

The design replaces an existing temporary storage shed, which is of limited aesthetic quality, with a permanent and well-designed extension that improves the visual appearance of the site and contributes positively to the street scene. The surrounding area includes several properties with similar single-story side extensions, including 1 Bedford Avenue, 127 Bedford Avenue, 13 Yeading Gardens, and 16 Yeading Gardens, reflecting a common pattern of development in the immediate street scene.

Given the prominent corner location of the site, the extension has been designed to present a consistent and attractive appearance from all public viewpoints. The use of matching materials and consistent detailing on all elevations ensures the extension integrates successfully within the street scene when viewed from multiple angles.

Neighboring Amenity

The proposed development has been designed to safeguard the amenity of neighboring occupiers.

The extension includes a single front-facing window only and does not include any side or rear-facing windows, thereby preventing any direct overlooking into neighboring properties or private rear gardens. As the proposal is single-story in height, there are no elevated viewpoints that would result in privacy concerns.

The scale and positioning of the extension, combined with its set-back from the principal façade and modest overall height, ensures that it does not result in any unacceptable overshadowing, overbearing impact, or loss of light to adjoining properties.

The use of the extension as a home office remains ancillary to the residential use of the dwelling and will not introduce any additional noise or disturbance beyond that typically associated with a residential property.

Parking

The proposal does not result in the loss of existing off-street parking provision. The side driveway will remain fully functional and capable of accommodating vehicles as existing.

The development does not alter existing access arrangements and will not impact pedestrian or vehicular safety. The extension is positioned away from the main access routes and does not affect visibility at the adjacent junction.

Access

Existing pedestrian and vehicular access to the property will remain unchanged. The extension does not interfere with movement within the site or access to the dwelling.

The development is fully accessible at ground floor level and provides level access between the existing dwelling and the new extension, ensuring ease of use for all occupants without the need for steps or vertical circulation.

Conclusion

This application seeks planning permission for the erection of a single-story side extension following the demolition of an existing temporary storage shed at 15 Yeading Gardens, Hayes, UB4 0DL, to be used as a home office ancillary to the main dwelling.

The proposed development complies with Policy BE1 of the Hillingdon Local Plan: Part 1 (2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 (2020). It is also consistent with Paragraph 130 of the National Planning Policy Framework, which supports well-designed development that respects local character and context.

The extension is modest in scale, with a footprint of 13.75 sqm. The proposal does not result in harm to neighboring amenities, retains existing parking and access arrangements, and replaces an existing temporary structure with a more appropriate permanent addition that improves the appearance of the site.



Figure 1: Front of the House (15 Yeading Garden)



Figure 2: Rear of 15 Yeading Garden with existing conservatory



Figure 4: View Toward 17 Yeading Garden from rear



Figure 3: View towards 56 Bedford Ave from Rear Garden