

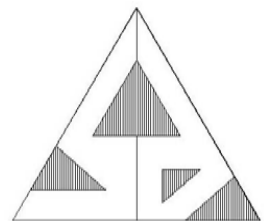
## ***DESIGN & ACCESS STATEMENT***



**PROPERTY:**  
**76 Monmouuth Road**  
**Hayes**  
**Middlesex**  
**UB3 4JJ**

## **SURVEY DESIGN (HARROW) LTD.**

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## *Introduction:*

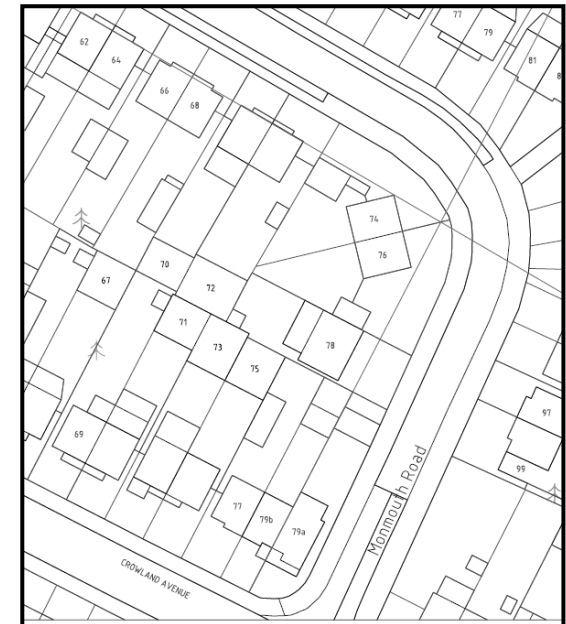
The property is a two storey semi-detached family house constructed around the mid 1930's. The subject property is in a corner / at a curve of Monmouth Road within a triangular plot with a detached garage. The street does not fall within a conservation area and there is no TPO registered in this property. This is an amendment to already approved planning permission 49888/APP/2023/2281.

The surrounding areas are predominantly residential in character.

## Planning History

49888/APP/2017/2261		20/06/17
49888/APP/2017/3429	APPEAL	20/09/17
49888/APP/2018/2185		12/06/18
49888/APP/2018/3390		20/09/18
49888/APP/2023/2281		25/09/23

The application site marked on the Google image  
(Image taken from Google Maps)



### *The Proposal:*

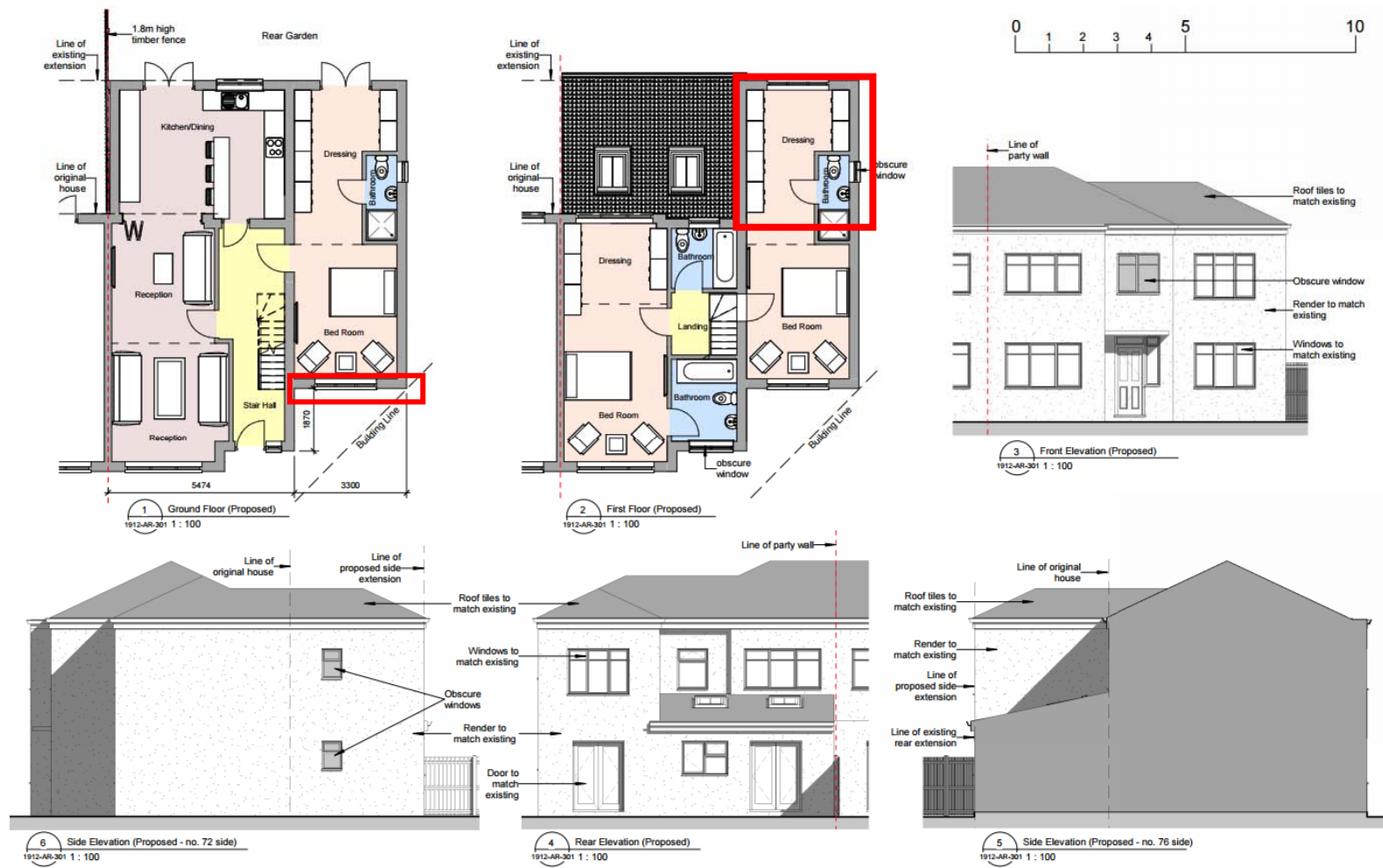
The proposal is for amendments to an approved planning permission of 49888/APP/2023/2281 to extend the double storey towards the front and rear to match No 74 Monmouth Road and also to include a front porch. No 76 and No 74 Monmouth Road are pair of semi-detached family dwelling houses.



The application site

The proposed amendments is to the first floor to align with the adjoining property No 74 and the construction of a front porch.

The application property is a two storey semi-detached residential family dwelling located within an established area. The properties around are similar and are characterised by two storey houses, many of which have undergone extensions and alteration, including first floor extensions and porches. No 74 Monmouth Road creating a precedent for the proposed amendments. The application property benefits from an existing approved planning permission in 2023 and this application seeks minor design amendments rather than a new form of development. The overall residential use of this property remains unchanged. Site does not fall in any conservation areas.



This drawing of 74 Monmouth Road had been downloaded from Planning website for design comparison purpose only.

The proposed amendments are to match No 74 Monmouth Road and this area has been outline in red for easy referencing.



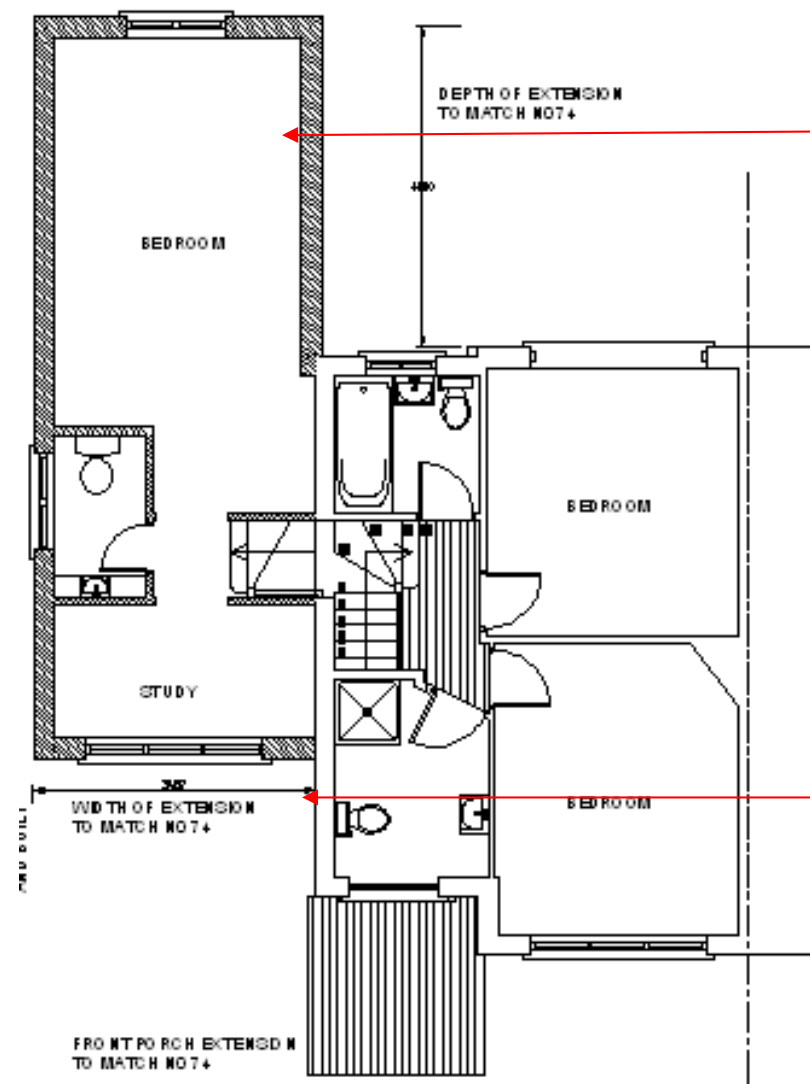


The pair of semi 74 & 76  
Monmouth Road Hayes.

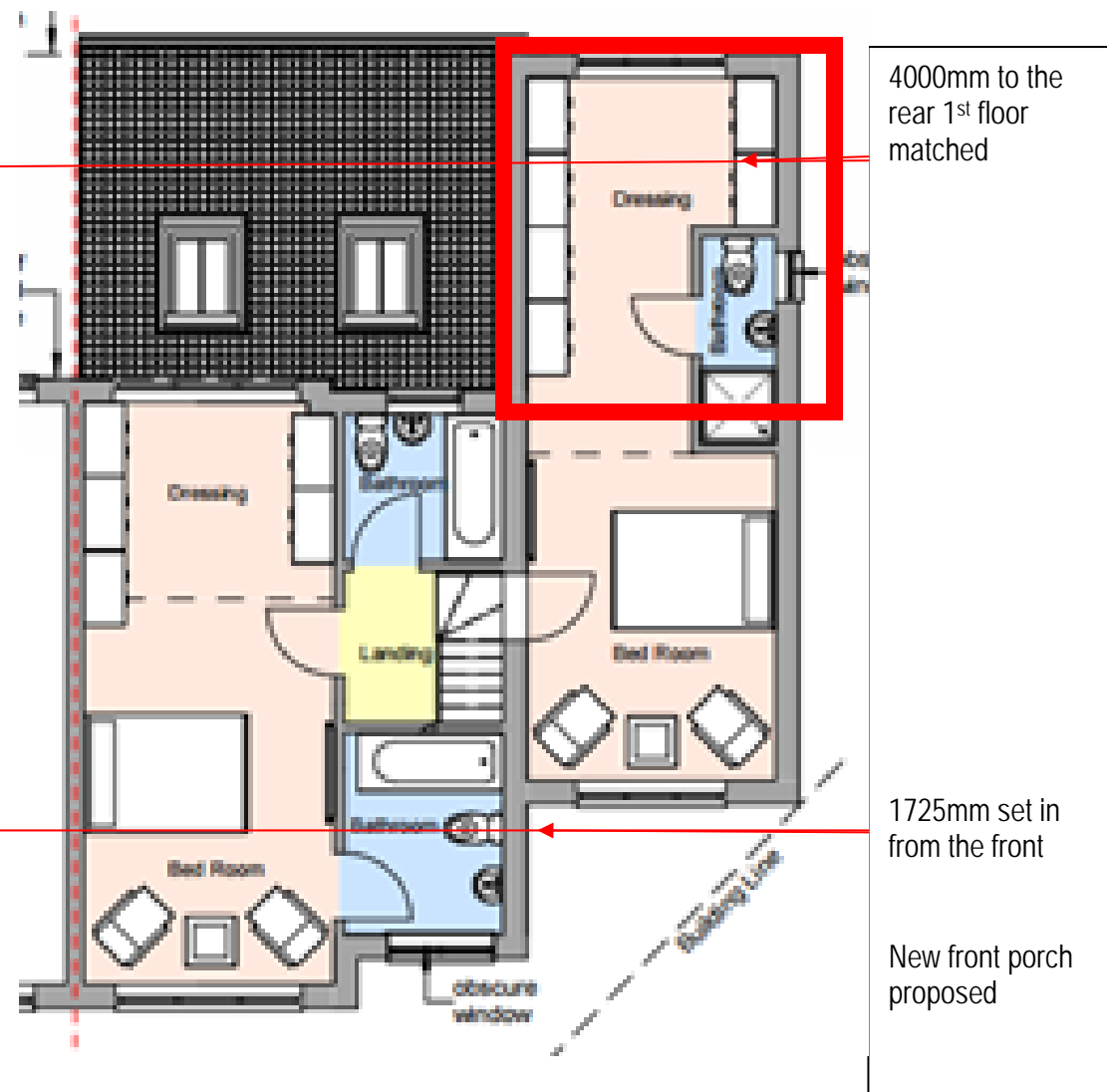
74 Monmouth Road,  
current with 2 storey  
side and rear extension.

76 Monmouth Road,  
applying for two storey  
side and rear extension  
to match the same  
design.

Image taken from the Google Maps



76 Monmouth Road First floor



74 Monmouth Rd (image taken from planning website)

The current proposal is an amendment to already approved planning permission to mirror similar side double storey design for symmetrical appearance of the semi.

The first floor extension will extend to match the depth, height and alignment of the adjoining neighbour. This approach ensures visual continuity and symmetry between the semi-detached pair, resulting in a cohesive streetscape appearance. The current changes/ proposal comply with Paragraph 5.1 of HDAS. It also complies with paragraph 5.3 and also with BE22.



Building line Monmouth Road

There aren't any changes proposed which will alter the scheme in terms to these policies ( considered from approved planning permission)

**Policy BE15** – The design harmonise with the architectural composition of the original house.

**Policy BE22** - Two storey side extension is well set in with both building lines and due to the siting of this property and extension is no more than two thirds the width of the main house. Also according to HDAS the first floor extension is set back by 1725mm from the main front building line to match the adjoining semi-detached. The proposal also set down from the main ridge height which is subordinate to the main house. The rear projection of the extension complies with the HDAS.

**Policy BE1, 13, 15, 19, 20, 21, 23 & 24** –Design fully complies with these policies.

The current design does not alter the previous parking provision therefore complies with UDP (complies with **Policy AM14**). The scale and massing of this amendments have been carefully considered to ensure, no overbearing impact or no unacceptable loss of light or privacy to any neighbouring properties. It matches and create a symmetrical appearance to the street scene. The changes proposed are full compliance with residential amenity standards. The proposed front porch will enhance the entrance to the dwelling and to give additional security to the occupants. The porch is proportionate in size and design to complement the existing architectural style. The proposed porch can fall within the lawfulness policies.

The proposed design taking into account all the councils policies, advise and recommendation from the planners on previous applications and precedent from similar, specially 74 Monmouth Road. It also matches with other developments in obvious comparable location, in character, period, style, density and size of dwellings. The design also keeps in character with its neighbourhood in roofscape, scale and materials.

The materials will match or closely resemble the existing dwelling as per approved planning permission. Due to the design matches and mirrors No 74 the development integrates as seamlessly with the existing semi-detached houses 76 and 74. The proposed amendments will enhance the visual balance of this pair and matches the character within Monmouth Road. The front porch is a common feature within the area and will not adversely affect the openness or character of the street.

The new addition will respect the architectural style of the existing house. The construction, external render finish to wall, window, the roof and materials will match the existing house and of no 74 Monmouth Road.

The proposed amendments represent a logical and sympathetic improvement to the already approved scheme. By alighting the first floor extension with adjoining, 74 Monmouth Road and introducing a modest front porch the development enhances the appearance with functionality of the dwelling while respecting the character of the area.

The proposal alterations are considered to comply with local and national planning policies. This site would not result in an unacceptable increased activity and it is a type of development, which the council encourages as to develop the sites to best possible use.





Photographs for planning

Front Side and Rear  
photographs attached for  
easy viewing.

