

PLANNING STATEMENT

&

DESIGN AND ACCESS STATEMENT

SITE:

**46 Sweetcroft Lane,
Uxbridge.
UB10 9LE**

Proposal:

**PROPOSED PART SINGLE PART DOUBLE STOREY SIDE AND
REAR EXTENSION AND FRONT PORCH FOLLOWING
CONVERSION OF GARAGE INTO HABITABLE ROOM AND
ROOF EXTENSION FOLLOWING REAR DORMER AND
FRONT & SIDE ROOF SLOP WINDOWS.**

PREPARED BY:

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This statement has been prepared on behalf of Mr K Malhotra. in support of the Planning Application for proposed part single part double storey side and rear extension and front porch following conversion of garage into habitable room and roof extension following rear dormer and front & side roof slop windows. This document should be read in conjunction with the drawings attached. Dwg No. 2023/121 - 01/02/03/04/05/06/07

1. Introduction

This Design and Access Statement is submitted in support of a planning application for proposed developments at 46 Sweetcroft Lane, Uxbridge, UB10 9LE. The proposal includes:

- A part single, part double-storey side and rear extension.
- A front porch addition following the conversion of the existing garage into a habitable room.
- A roof extension featuring a rear dormer and front and side roof slope windows.
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A previous planning application for similar works was approved under reference number 50300/APP/2023/2903 in December 2023, which included:

- The erection of a part single, part double-storey side and rear extension.
- The erection of a front porch extension.
- The conversion of the garage into a habitable room with amendments to fenestrations.

2. Site Context

Sweetcroft Lane is characterized by a variety of detached and semi-detached homes, many of which have undergone extensions and modifications over time.

The architectural styles are diverse, yet there is a prevalent use of crown roof designs with rear dormers in the vicinity. Notably, properties at numbers 50 and 53 Sweetcroft Lane, which are in close proximity to the application site, feature crown roof designs. Additionally, properties at 14, 20, 22, 28, 41, and 60 also exhibit similar roof styles.

3. Design Proposal

3.1 Use

The proposed extensions and alterations are intended to enhance the existing residential use of the property, providing additional living space and improved functionality for the occupants.

3.2 Amount

The development includes a part single, part double-storey side and rear extension, a new front porch, and a roof extension with a rear dormer and roof slope windows.

The design ensures that the scale of the additions is proportionate to the existing structure and the plot size.

3.3 Layout

The side and rear extensions are designed to integrate seamlessly with the existing building footprint, optimizing internal space without compromising external amenity areas.

The front porch addition provides a defined entrance, enhancing the property's frontage.

The roof extension, featuring a rear dormer and roof slope windows, is designed to provide additional habitable space while maintaining the aesthetic coherence of the roofline.

3.4 Scale

The proposed extensions are designed to be subordinate to the existing dwelling, ensuring that the overall scale remains in harmony with neighbouring properties.

The crown roof design, in particular, is a modest addition that aligns with the character of the street and avoids any bulky appearance.

3.5 Landscaping

Existing landscaping features will be retained where possible. Any necessary alterations will be sympathetic to the current landscape design, ensuring that the green character of the site is preserved.

A Tree Report and Arboriculture Assessment has been considered to support the application and is attached to the planning application to protect and enhance the existing trees and landscape.

3.6 Appearance

The materials and finishes for the proposed extensions will match those of the existing dwelling, ensuring visual continuity. The crown roof design with a rear dormer is consistent with several properties on Sweetcroft Lane, ensuring that the development blends seamlessly into the streetscape.

4. Access

The primary access to the property remains unchanged. The new front porch will provide a more defined and sheltered entrance.

All new works will comply with current building regulations to ensure accessibility and safety for all users.

5. Justification for Crown Roof Design

The adoption of a crown roof design with a rear dormer is a deliberate choice to reflect the architectural character of Sweetcroft Lane.

As noted, numerous properties in close proximity to the application site, including numbers 50, 53, 14, 20, 22, 28, 41, and 60, feature similar roof designs.

This prevalence indicates that crown roofs are a defining characteristic of the area.

By incorporating a crown roof design, the proposed development ensures consistency with the local architectural vernacular.

The design is modest in scale and avoids any bulky additions, ensuring that it does not disrupt the existing streetscape.

This approach aligns with the principles outlined in the Hillingdon Design and Accessibility Statement (HDAS) for Residential Extensions, which emphasizes the importance of maintaining the character and appearance of residential areas.



6. Conclusion

The proposed development at 46 Sweetcroft Lane has been carefully designed to enhance the existing dwelling while respecting the architectural character of the surrounding area.

The use of a crown roof design with a rear dormer is consistent with neighbouring properties and ensures that the extension is a modest and harmonious addition to the streetscape.

The proposal follows the precedent set by the previously approved planning application (50300/APP/2023/2903) and aligns with local planning policies, contributing positively to the character of Sweetcroft Lane.