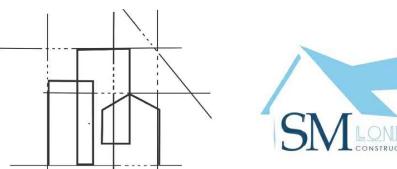


THE PLANNING STUDIO

Architectural Design
& Planning Services

PROJECT
13 ELM AVENUE
REAR EXTENSION



Design & Access Statement

13 Elm Avenue, Ruislip, HA4 8PE

Proposal: 4-Metre Single-Storey Rear Extension

Prepared in Accordance with the London Borough of Hillingdon Planning Policies

1. Introduction

This Design and Access Statement supports a planning application for a 4.0-metre single-storey rear extension to the detached residential property at 13 Elm Avenue, Ruislip, HA4 8PE. The extension has been designed to comply with national and local planning policy, including the Hillingdon Local Plan, Residential Extensions Supplementary Planning Document (SPD, 2016), and The London Plan 2021.

2. Site Context & Character

No. 13 Elm Avenue is a unique, detached two-storey dwelling on a predominantly semi-detached suburban street. It occupies a wider-than-average plot with greater separation from neighbouring buildings, distinguishing it from adjacent properties.

The wider character of the area is suburban residential, with a mix of traditional interwar and post-war homes, many of which have undergone single-storey rear extensions. The proposal follows this pattern while respecting the specific scale and character of the host dwelling.

3. Proposal Overview

The proposed works comprise:

- A single-storey flat - part double pitched-roofed rear extension projecting 4.0 metres from the rear elevation and a maximum roof height of 3.9m.
- The flat - part double pitch roof emulates the angles of the existing roof line from the rear elevation to match the existing style and design.
- Use of matching brickwork, uPVC/Aluminium framed doors and windows, and a flat-part-pitched roof with integrated rooflights to ensure a high-quality, seamless integration.
- Internal reconfiguration to form a larger open-plan kitchen/living/dining space with associated utility and WC.
- Gross Internal Area Gained: Approx. 26m²
- No change to residential use (C3).

4. Planning Policy Compliance

The design has been developed in line with the following planning policy documents:

Hillingdon Local Plan: Part 1 - Strategic Policies (2012)

- Policy BE1 - The development contributes to the high-quality design of the built environment and enhances the character of the existing area.

Hillingdon Local Plan: Part 2 - Development Management Policies (2020)

- DMHD 1: Alterations and Extensions to Residential Dwellings
 - The extension is subordinate to the original building.
 - It respects the scale, character, and appearance of the host dwelling.
 - There is no harmful impact on daylight, sunlight, privacy, or outlook for neighbours.
- DMT 6: Vehicle Parking
 - Existing off-street parking is retained and unaffected by the extension.

Residential Extensions SPD (2016)

- The extension is designed in full accordance with the SPD:
- Depth: 4.0m is acceptable for detached dwellings.
- Height: Flat roof construction minimises bulk and visual impact with a maximum roof height of 3.9m.
- Design & Detailing: Materials, fenestration, and proportions match the host building.
- Neighbour Impact: No side windows; generous separation from boundary.

London Plan (2021)

- Policy D3: Optimising Site Capacity through Design-led Approach
 - The design reflects a contextually responsive, proportionate and sustainable solution.
- Policy D6: Housing Quality and Standards
 - The extension provides high-quality internal space for family living.

STAGE No : 3

STAGE TITLE : Planning

DRAWING SCALE : @ A3

DRAWING Ref : D & A 1

DRAWING TITLE : Design & Access Statement

DATE : 2025.07.24

PROJECT : 13 Elm Avenue, Rear Ext.

5. Design Justification

Use

Remains C3 residential. No change to use class.

Amount

The rear extension is limited to a modest 4.0m projection, in line with policy and guidance.

Layout

The extension enhances the internal layout with open-plan living and improved connectivity to the rear garden.

Scale and Appearance

- Flat roof reduces bulk and respects neighbouring amenity.
- Matching brick, windows, and doors provide a cohesive finish.
- The design reflects and complements the distinct detached character of No. 13.

Landscaping

Existing garden layout is retained. No removal of trees or landscape features is proposed.

6. Access

Vehicular & Pedestrian

- No changes to front drive access.
- Retains full off-street parking capacity.

Inclusive Access

- The new layout improves ground-floor circulation and access.
- Rear doors will allow level access to the garden.

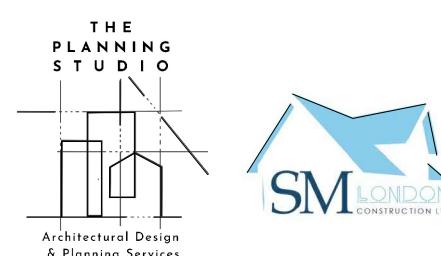
7. Neighbour Amenity

- The dwelling is detached, reducing concerns over party wall impacts.
- The 4.0m projection is within SPD limits and does not cause loss of daylight or overbearing impact.
- There are no side-facing windows, preventing any overlooking or loss of privacy.

8. Summary & Conclusion

The proposed 4.0m rear extension is a modest and policy-compliant addition to a unique detached property, designed to:

- Enhance living accommodation for a growing family,
- Respect neighbouring amenity and visual character,
- Match the existing building's style and materials,
- Align fully with Hillingdon's adopted planning policies and SPD guidance.



Tel: 0208 226 5511 | Mob: 07961 817 505

E-Mail: info@smlconstructionltd.com

Web: www.smlconstructionltd.com

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