



Brief Design and Access Statement

Relating to

A Retrospective Householder Planning Application to retain the single storey side extension and a single storey rear extension. Proposed internal alterations to improve the layout of a single-family dwelling

at

**23 Harmondsworth Road
West Drayton
UB7 9JP**

for

Mr & Mrs Singh

Prepared by

AA+ Architects
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16 November 2022

Project ref: 2022.021

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Description of Existing House

Brief Design and Access Statement to support a re-submission Householder Application for a **Retrospective Householder Planning Application to retain the single storey side extension and a single storey rear extension. Proposed internal alterations to improve the layout of a single-family dwelling** at the application site.

The application relates to a two storey, semi-detached house located east of Harmondsworth Road. The brick and tile dwelling is set back from the main road on Wordsworth Way, with hardstanding off street parking. To the rear lies a garden with an existing outbuilding and to the north lies open green public space. The area is residential in character and appearance with blocks of flats further south.

The site is not located within an Area of Conservation, nor are the buildings on site or adjacent to statutory or locally listed.

Existing survey drawings and photo sheets are enclosed with the planning application.

The application site has been extended please note the following planning history.

Planning History

The application site has the following history:

Application Reference	Description	Decision
52893/PC/2018/53	<i>Alleged extension to an extension</i>	Not present. We surveyed the application site; we assume this has been removed.
ENF/444/18	<i>Single storey rear extension</i>	Not known.
52893/BN/2004/78	<i>LABC Building Notice – Single storey rear extension</i>	Not known.
52893/APP/2003/2783	<i>Erection of single storey rear extension and replacement of front porch</i>	Refused, 26 January 2004

We have also discovered that the council investigated the sub-division of the house into 4no. bedsits as well as a rear canopy, I assume this application is 52893/PC/2018/53 (see above).

Planning & Pre-Application Advice

The application is a retrospective submission, to retain the existing extensions that have been there for more than 4 years, and proposed internal alterations so that the layout lends itself better to a single-family dwelling.

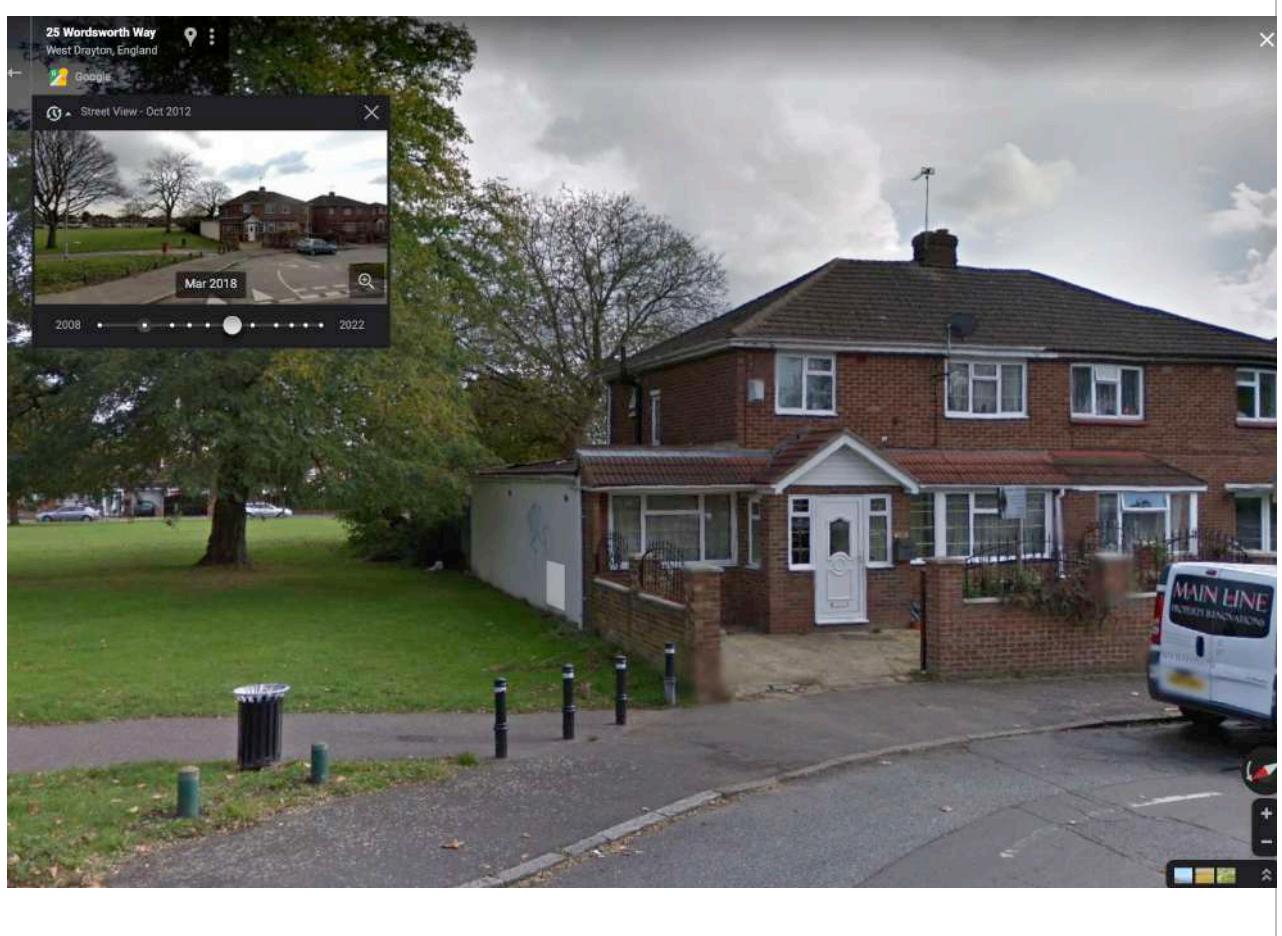
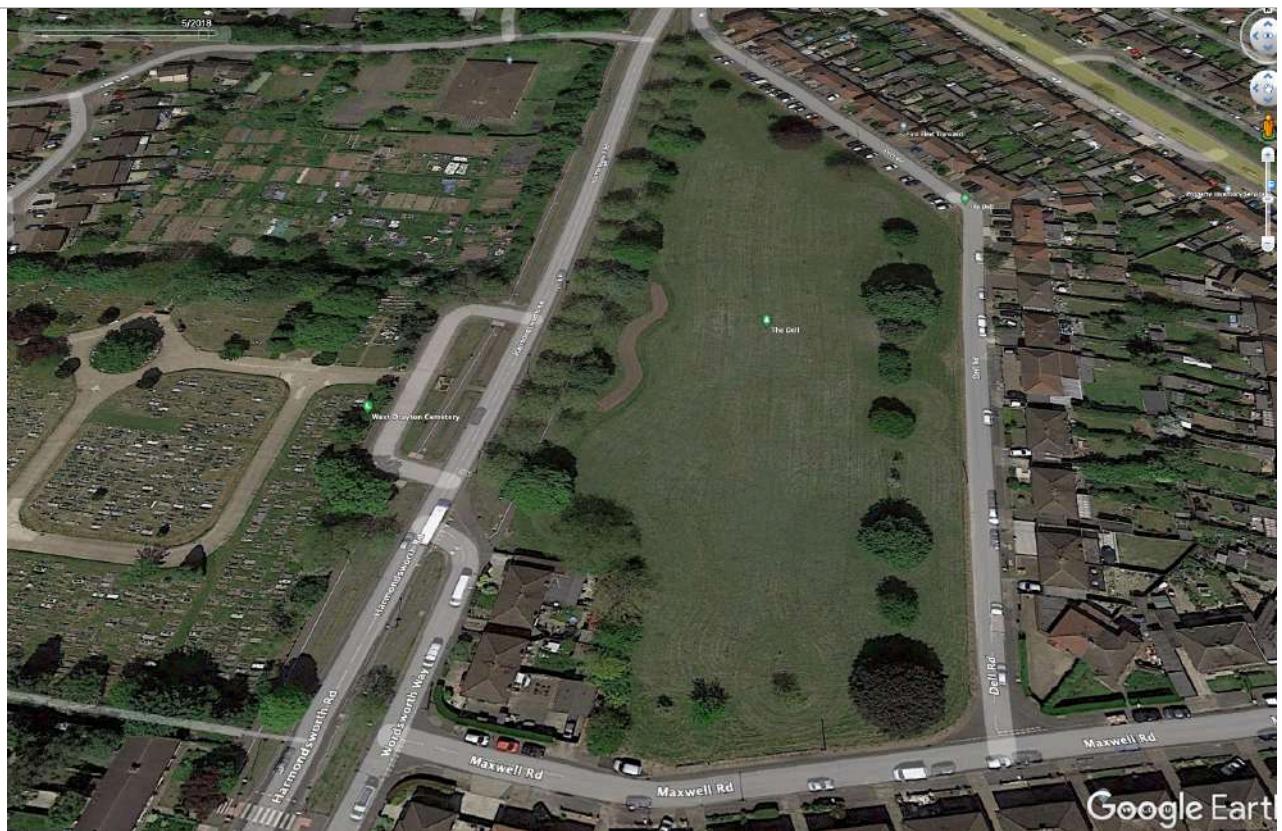
The application was discussed with duty officer, Richard Buxton between 24 October to 3 November 2022; we report as follows:

Ref	Item	LBH Comment	AA Comment				
1	<i>Ariel photos</i>	LBH sent aerial photos from 2015, together with a screenshot of the planning history from LBH.	None				

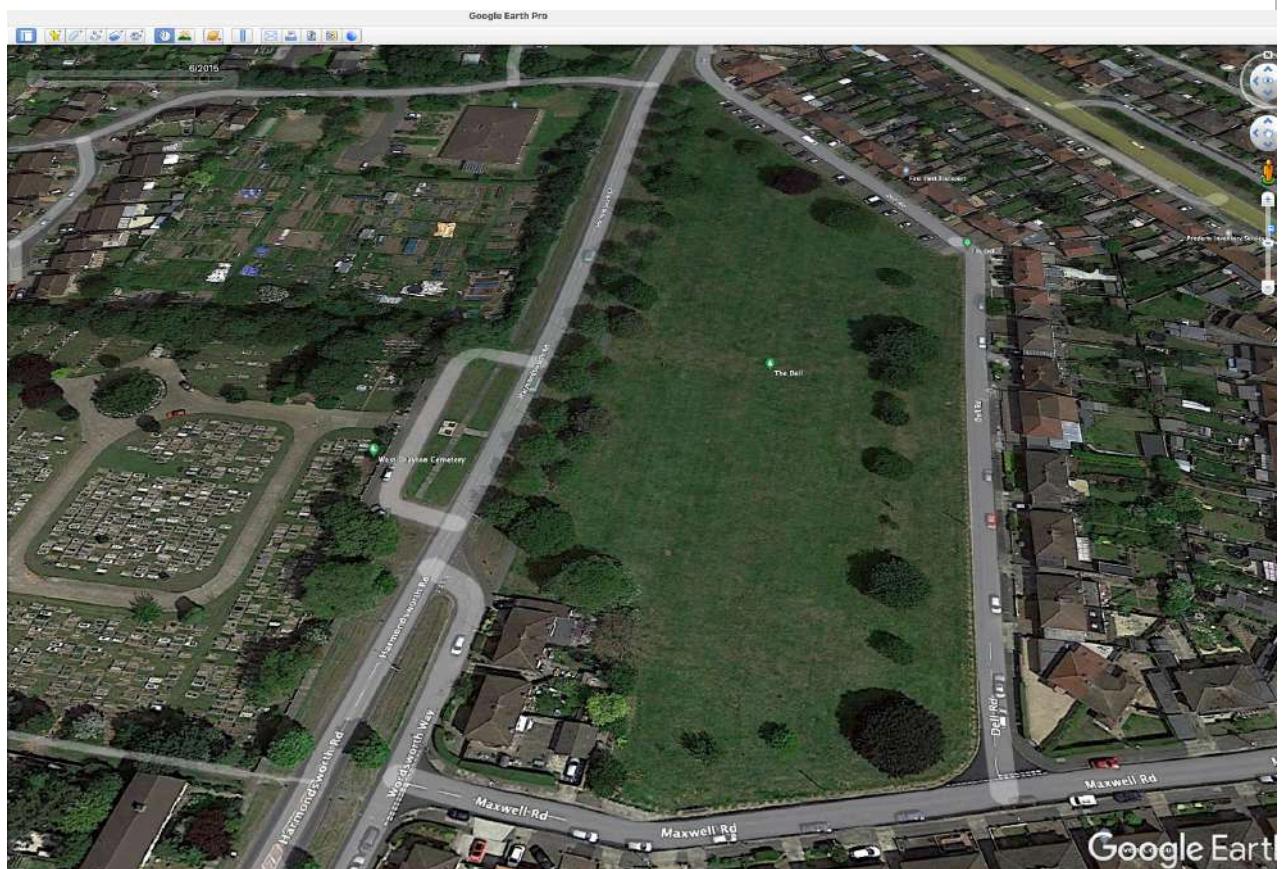
52893 23 HARMONDSWORTH ROAD WEST DRAYTON

Reference	Description	Type	Decision	Date	Received	Appeal
52893/PC/2018/53	alleged extension to extension and 3 large detached building	PC			18-06-18	
ENF/444/18	PEO - Unaut Rear Extension to a Residential Proper	ENO			18-06-18	
52893/BN/2004/78	Single storey rear extension.	BN			04-02-04	
52893/APP/2003/2783	ERECTION OF A SINGLE STOREY REAR EXTENSION AND REPLACEMENT O	CLD	REF	26-01-04	27-11-03	
52893/98/7212	Cavity Insulation	BN			11-05-08	

See following images from Google Eartha and Google Street View 2018:



See following photos from Google Earth and Google Street View 2015:



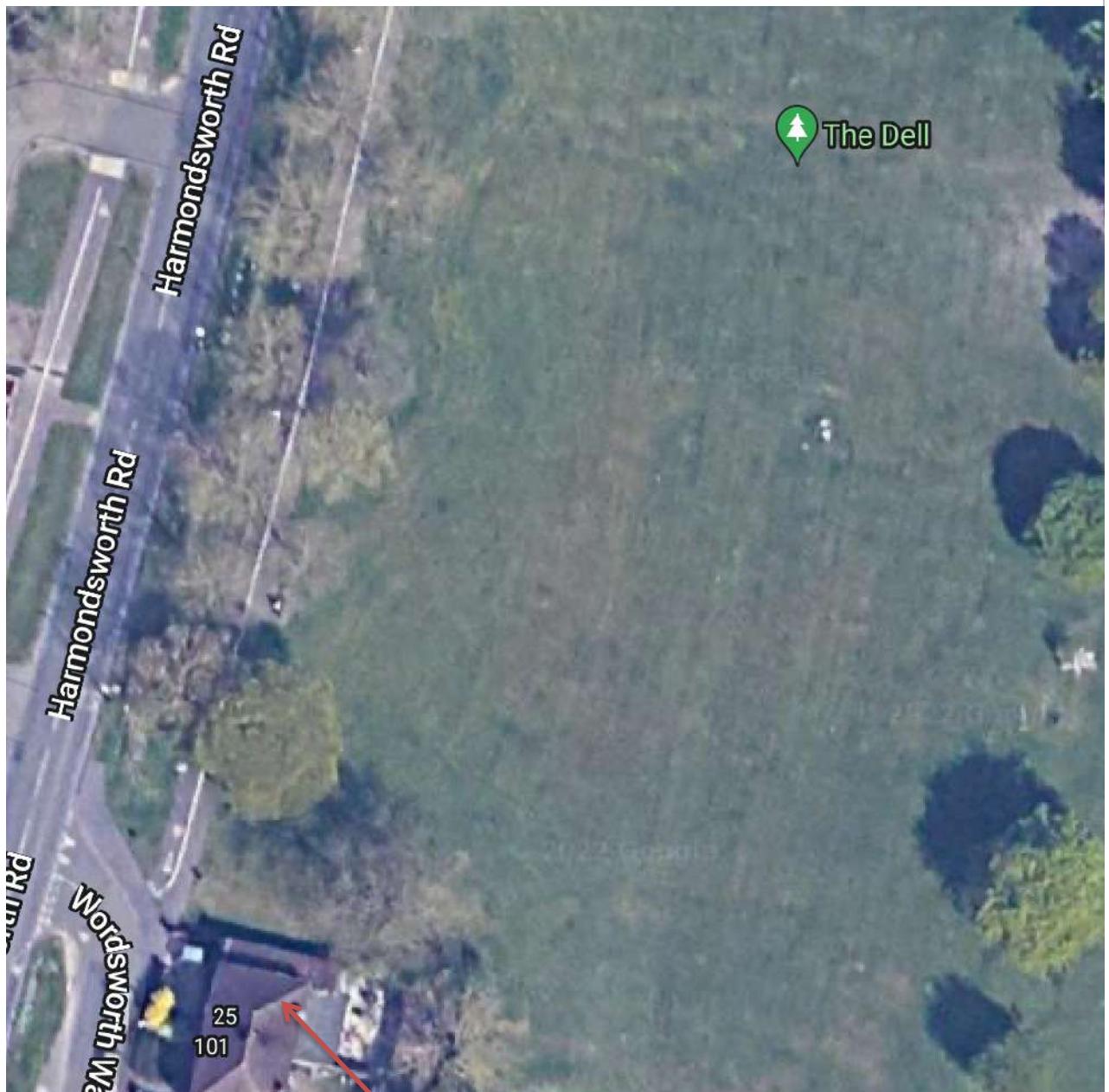
We request LBH to check their aerial photos they have from 2015 and 2019 to confirm the extensions have been in existence for more than 4 years.

2	Unlawful works	Reports of sub-division into 4no. bedsits as well as a rear canopy	The house has been returned to a single dwelling and the canopy no longer exists, please refer to our existing drawings.
3	Side extension	Email 03/11/22, it would be difficult for LBH to insist on a 250mm gap, as there is no adjacent building to the south.	Typically, LBH guidance requests a 250mm gap between the boundary and the side extension, however the extension has been built to the boundary, and has been in existence for more than 4 years, this can be seen from the way the extension has weathered, see below:



Weathering on side extension older than 4 years, note discolouration, staining etc.

4	Garden Area	Email 03/11/22, it would be difficult for LBH to insist on a 250mm gap, as there is no adjacent building to the south.	Garden area is below 60m ² as typically required by LBH, due to the existing outbuilding which is 30m ² . It should be noted that the house is also adjacent to ample Public Open Space.
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Application site adjacent to public open space

See email from duty planner of 03/11/22:

RE: 2022.021-23 Harmondsworth Road, UB7 9JP

Smile icon, back icon, forward icon, refresh icon

P  Planning <planning@hillingdon.gov.uk>
To:  Jatinder Chaggan

Thursday, 3 November 2022 at 09:47

JC,

I'd have thought we would have been hard pushed to get it knocked down and a 0.25m gap reinstated.

Photos should indicate the age of the extension i.e. discolouration, staining etc and you can ask the Case Officer to check the aerial photos we have from 08/12/15 & 19 to prove it has been there.

If you can verify it has returned to a house that would be good too.

The garden area is not massive but it is adjacent to Public Open Space-which should help.

5	Single storey extension		Weathering on extension is older than 4 years, note discolouration, staining etc.
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6	Singe dwelling	Confirmation required	From being appointed, visiting site and preparing the existing information and the proposed internal alterations drawing C01, the property is being used as a single dwelling.
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Brief

The applicants wish to formalise the extension works and confirm that the building has been returned into a single dwelling.

Design

The proposals are shown on drawings listed in the appendix at the end of this statement.

Minor internal alterations proposed include the following:

- 1. New opening between kitchen and dining**
- 2. New opening between living and dining**
- 3. New lobby area to existing ground wc/shower**

No additional fenestration is proposed to the as built single storey extensions which meets the HDAS guidelines.

Access

The existing street access is retained.

Summary

The single storey side and rear extensions have been in existence for more than 4 years. There is insufficient evidence to prepare a Lawful Development Application for Existing Use, therefore we are submitting a Retrospective Householder Planning Application.

We have checked LABC records with Hillingdon. There are no records for the application site, which appears odd as there was a Building Notice submission in 2004.

We suggest the appointed case officer check the LBH system for imagery of the application site dating from 2015 and 2019.

Appendix A

List of documents submitted with the application

Drawing no.	Drawing title
S01	Site Location Plan
S02	Existing Ground Floor and Site Layout
S03	Existing First Floor and Roof Plan
S04	Existing Elevations
C01	Proposed Internal Alterations to Ground Floor
DAS	Design and Access Statement

Ends