

15 Colne Avenue,
West Drayton,
UB7 7AJ



Statim Build, Office 2, Ealing
House, 33 Hanger Lane,
Ealing, London, W5 3HJ

Design and Access Statement

ATTN: Planning Department

RE: 15 Colne Avenue, West Drayton UB7 7AJ

01 Introduction

02 Context

03 Opportunities

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05 History

Introduction

15 Colne Avenue is a three bed semi detached dwelling. The proposal is for a garage and a single storey extension.

This Planning statement is to be read in conjunction with the following documents:

- Full set of drawings
- Location Map

The following policies and legislation have been considered:

- National Planning Policy Framework 2019
- Local Plan - Development Management Policies

Context



The site is situated on Colne Avenue within Hillingdon Council. The dwelling is surrounded within a majority of residential housing

The dwelling house is constructed from brick.

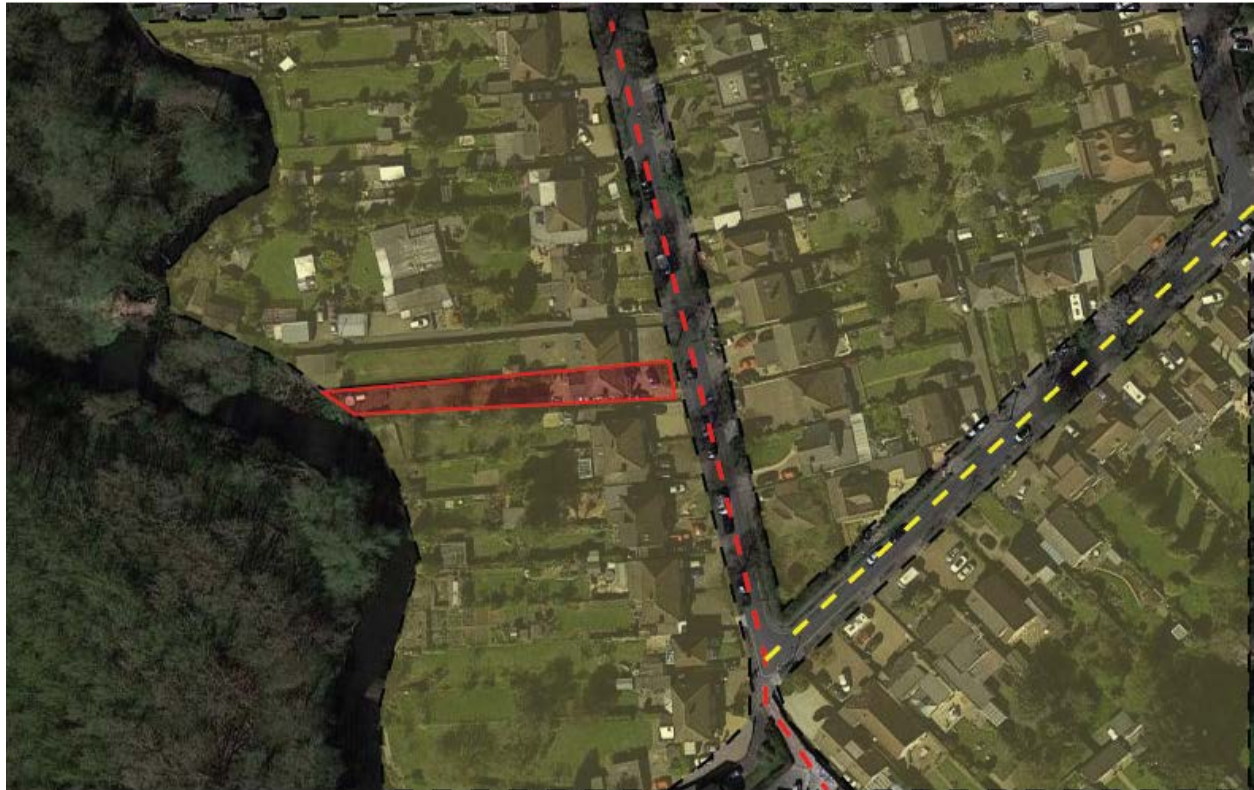


Figure 2

— — Colne Avenue — — Edgware Road ■ Site ■ Residential Area

Opportunities

The proposal is for a garage and a single storey extension 15 Colne Avenue. The proposal will enhance a more habitable space. The proposal will not over shadow the neighbours nor will they have loss of privacy. The proposal's construction will be of a high standard which meets the local and national standards. The development is predominantly within a residential area. The rear of the site is surrounded by greenery, Frays Island Nature Reserve. This will provide a positive and engaging environment for future occupiers of the site. There is no loss of light or amenity to adjoining properties.



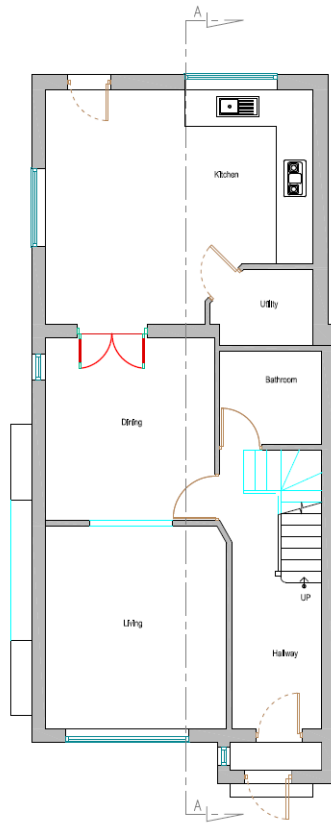
Figure 3

--- Colne Avenue Neighbours Site

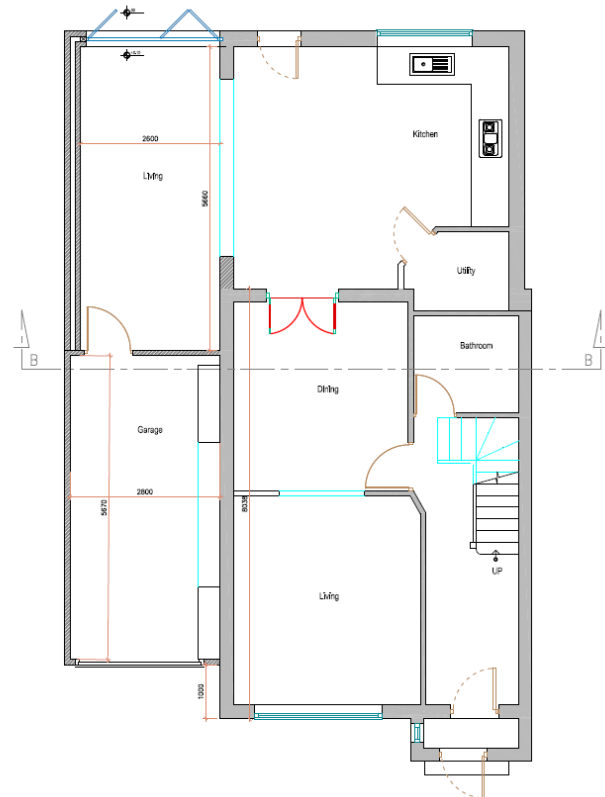
As seen in figure 1 & 3 the neighbours on both sides will not be affected by the proposed garage and single storey side extension. Both the neighbours have a garage and a side extension therefore this proposal will be within the context of the site. The proposal will not affect the neighbour's loss of light or over shadowing. There would be no loss of privacy or overlooking.

Design, Layout and Amenity

The property has a kitchen at the rear extension. The proposal is to make this a more habitable family area. The single storey side extension will become an open plan living area. In order to create a more harmonious space, the side extension will join the rear extension. The garage is also proposed to the front side of the property.



**4 GROUND FLOOR EXISTING
PLAN** SCALE 1:100 @ A3



12 FIRST FLOOR PROPOSED PLAN
SCALE 1:100 @ A3

Figure 4

As seen from figure 4 the proposed side extension enhances a more spacious and harmonies layout. The design creates an improved habitable space.



Existing Rear Elevations

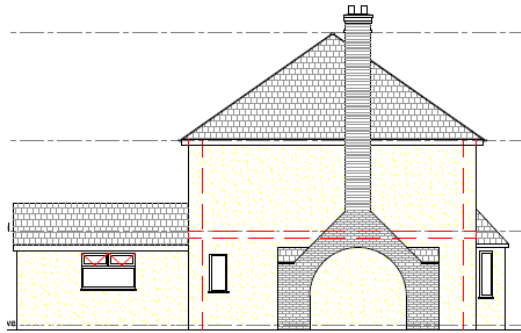
Proposed Rear Elevations

Figure 5

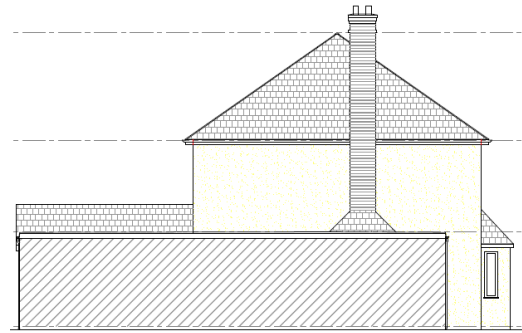
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Existing Side Elevation



Proposed Side Elevation

Figure 6

History

Erection of a single storey rear conservatory

Ref. No 5310/APP/2002/2017 | Received: Wed 21 Aug 2002 | Validated: Wed 21 Aug 2002 | Status: Refused

Erection of a single storey rear

Ref. No 5310/APP/2002/710 | Received: Wed 04 Apr 2001 | Validated: Wed 04 Apr 2001 | Status: Granted

Single storey side extension and attached garage

Ref. No 5310/APP/2021/578 | Received: 12-02-21 | Validated: 12-02-21 | Status: Refused