

**DESIGN
&
ACCESS
STATEMENT**

Project: **83 Chiltern View Road,
Cowley,
Uxbridge UB8 2PA**

Project No.: **11180**

Issue Date: **June 2022**

**DESIGN & ACCESS STATEMENT
FOR**

FIRST FLOOR REAR AND DORMER EXTENSIONS

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1.0 INTRODUCTION

This Design & Access Statement forms one of the supporting documents in respect of the planning application and should be read in conjunction with the plans submitted with the application.

The proposal relates to a first floor rear and dormer extensions to an existing dwelling house.

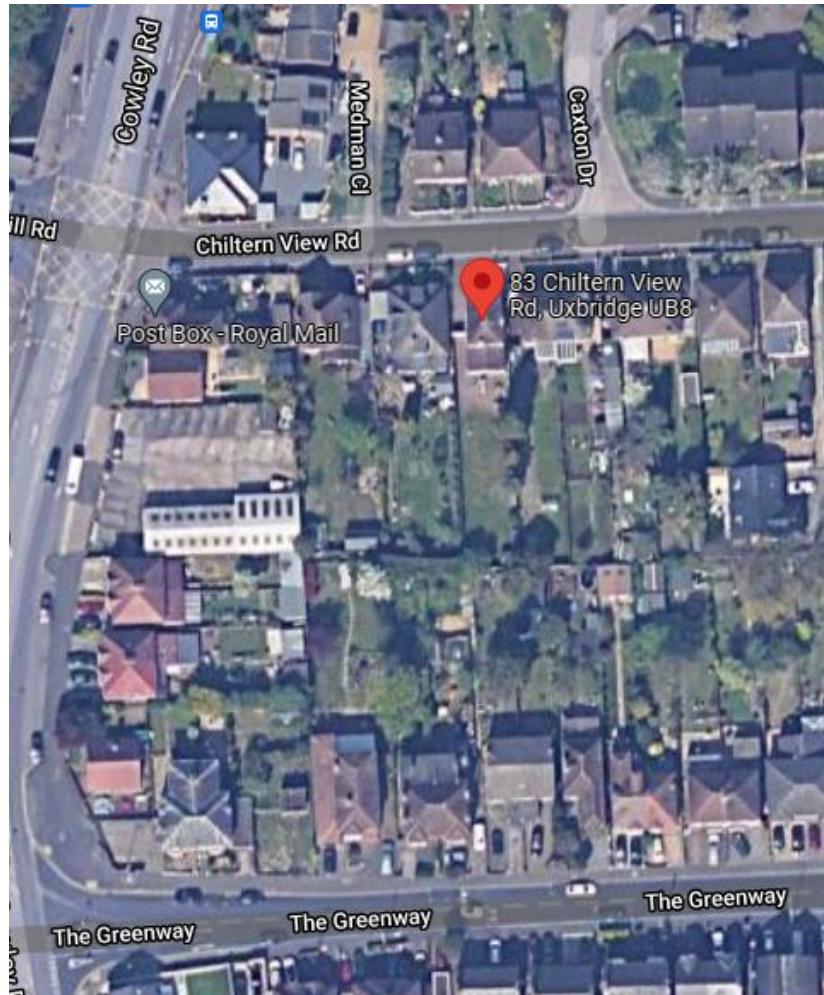
2.0 POLICY CONTEXT

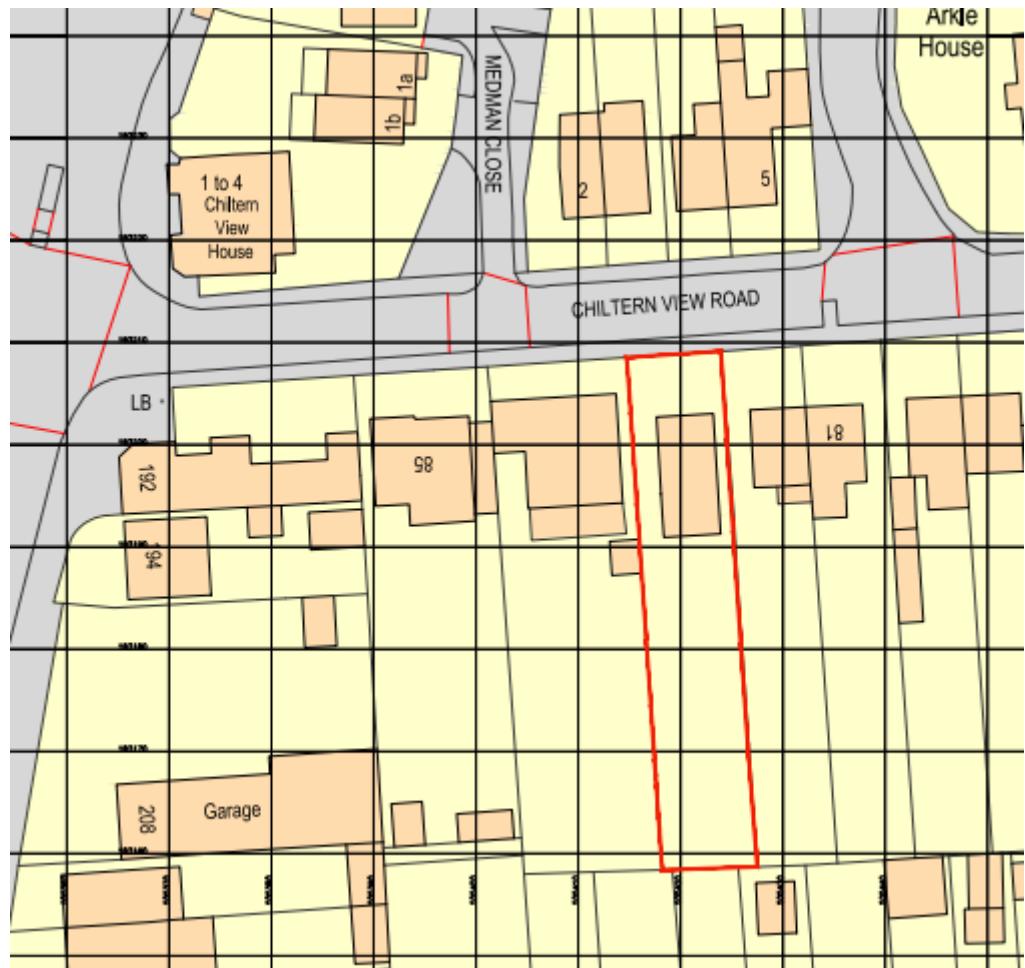
In particular the following policies form the basis and reference for this report.

LOCAL PLAN PART 2

Development Management Policies (Adopted Version 16 January 2020)

3.0 SITE LOCATION & CHARACTER





The subject property is detached and located on the western side of Chiltern View Road, which is characterised with a mixture of mainly semi-detached houses, detached homes, terraced properties and bungalows of varied type and style. The subject site and surrounding residential properties are located within the Greenway Conservation Area.



The Greenway conservation area, applicant site highlighted in red

4.0 THE SITE / EXISTING PROPERTY

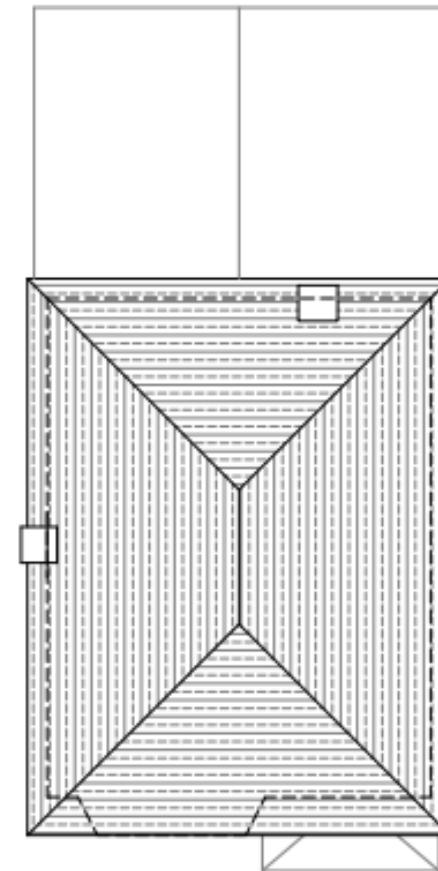
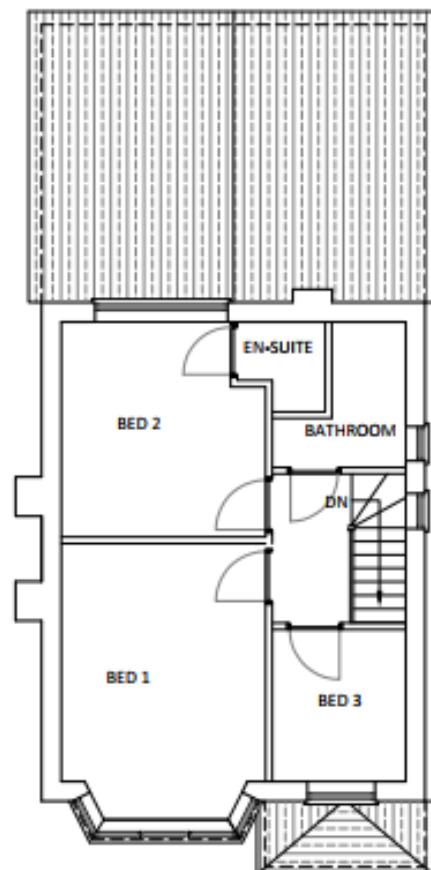
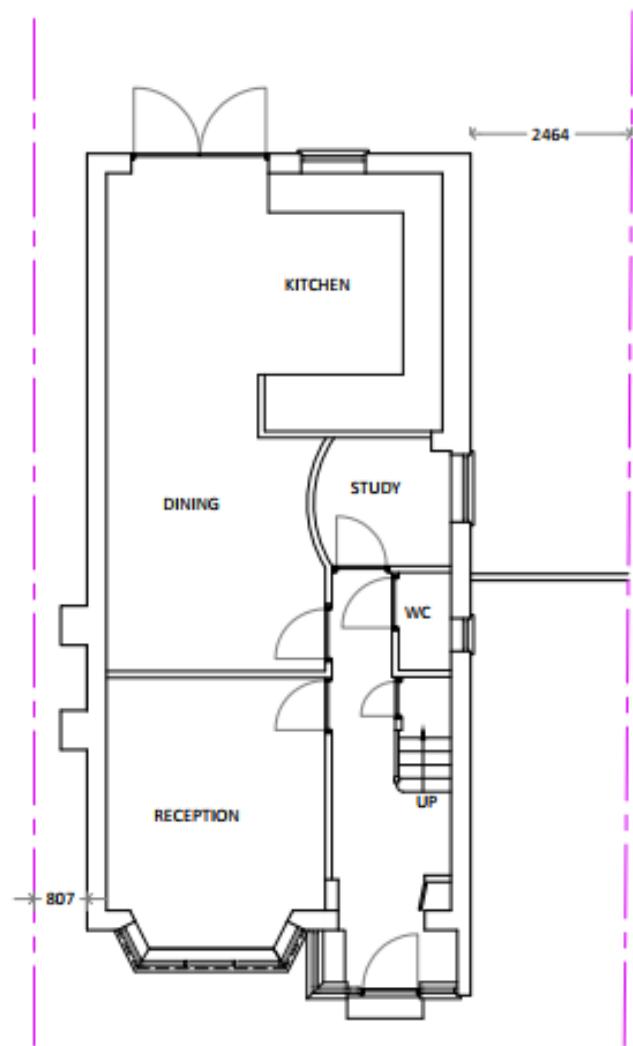
The property is a detached house with a block paved drive. The applicant site is in walking distance to Uxbridge town centre to the north and has access to transport links to the city and beyond. The ground floor has an entrance lobby, a reception, a kitchen, dining area, a study and a WC. The first floor consists of three bed rooms, a bathroom and an ensuite. The house is rendered finished with a roller shutter/screening present to the side of the house to obscure, screen and secure access to the garden. The front wall face is generally in line with the neighbours at no. 82 but is set back from the boundary with relation to the neighbour at no. 84, a bungalow. There is no recent planning history relevant to the applicant site.



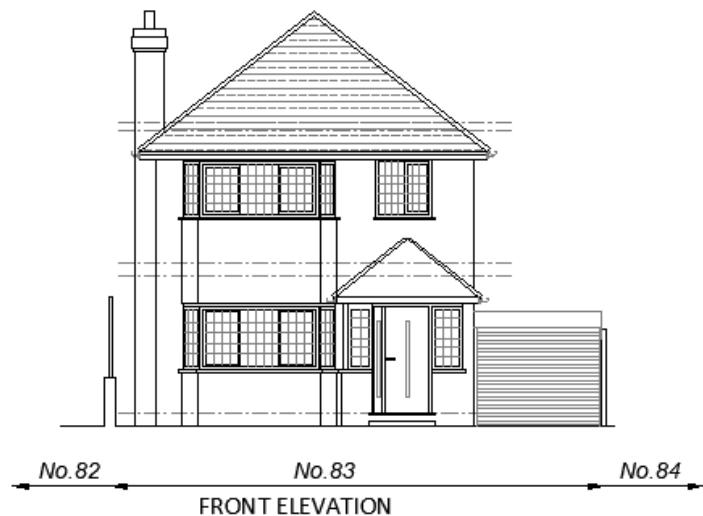
Front Elevation



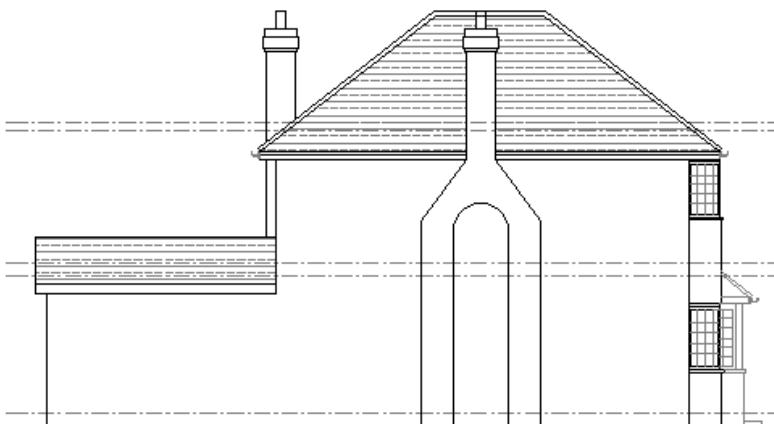
Rear Elevation



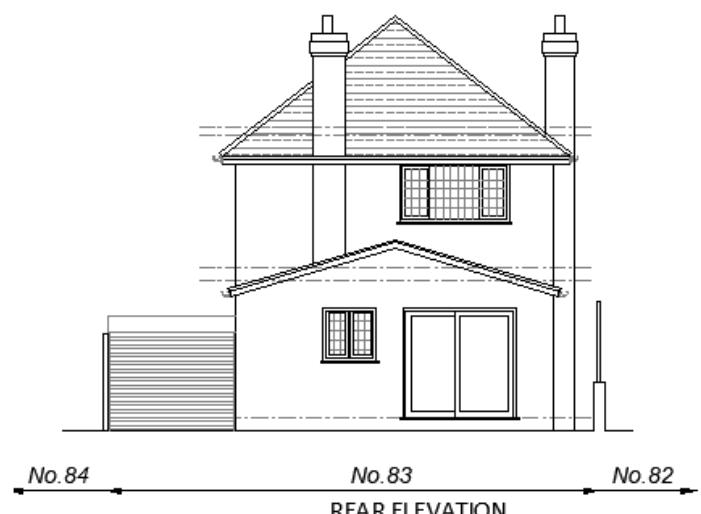
Existing Plans



No.82 No.83 No.84
FRONT ELEVATION



SIDE ELEVATION
FACING No 82



No.84 No.83 No.82
REAR ELEVATION



SIDE ELEVATION
FACING No 84

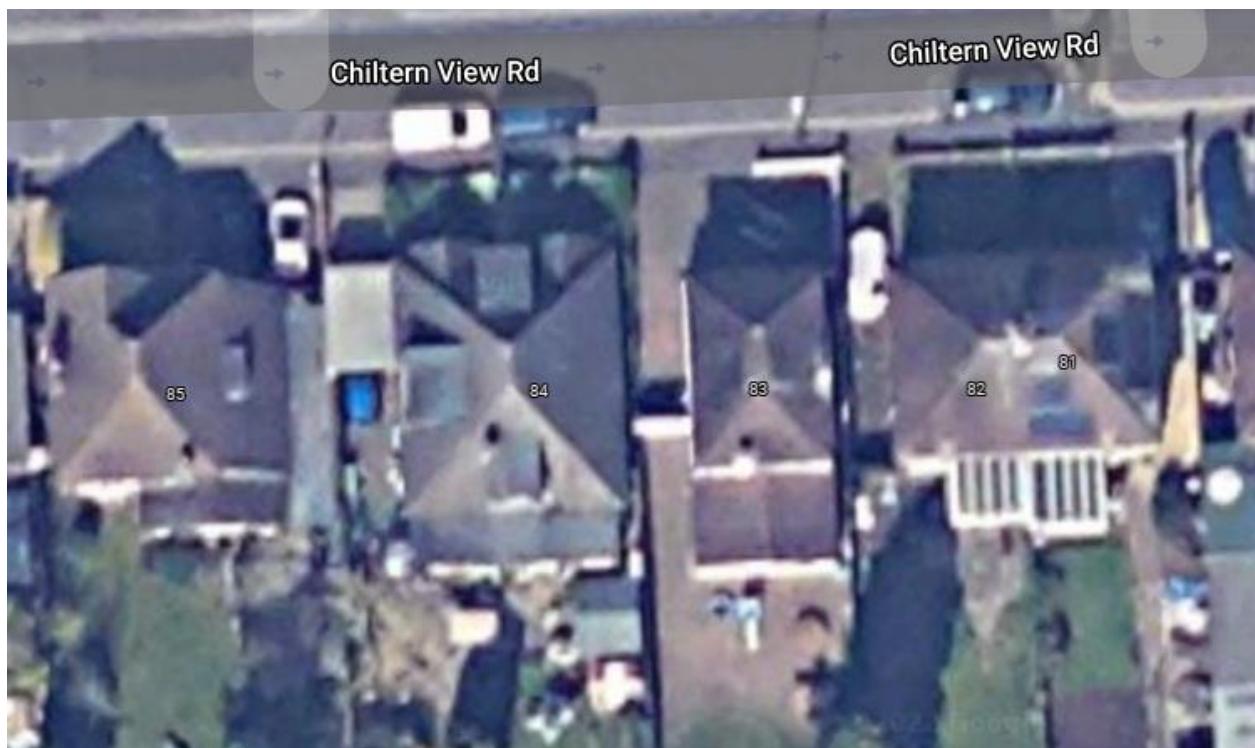
Existing Elevations

5.0 THE PROPOSAL

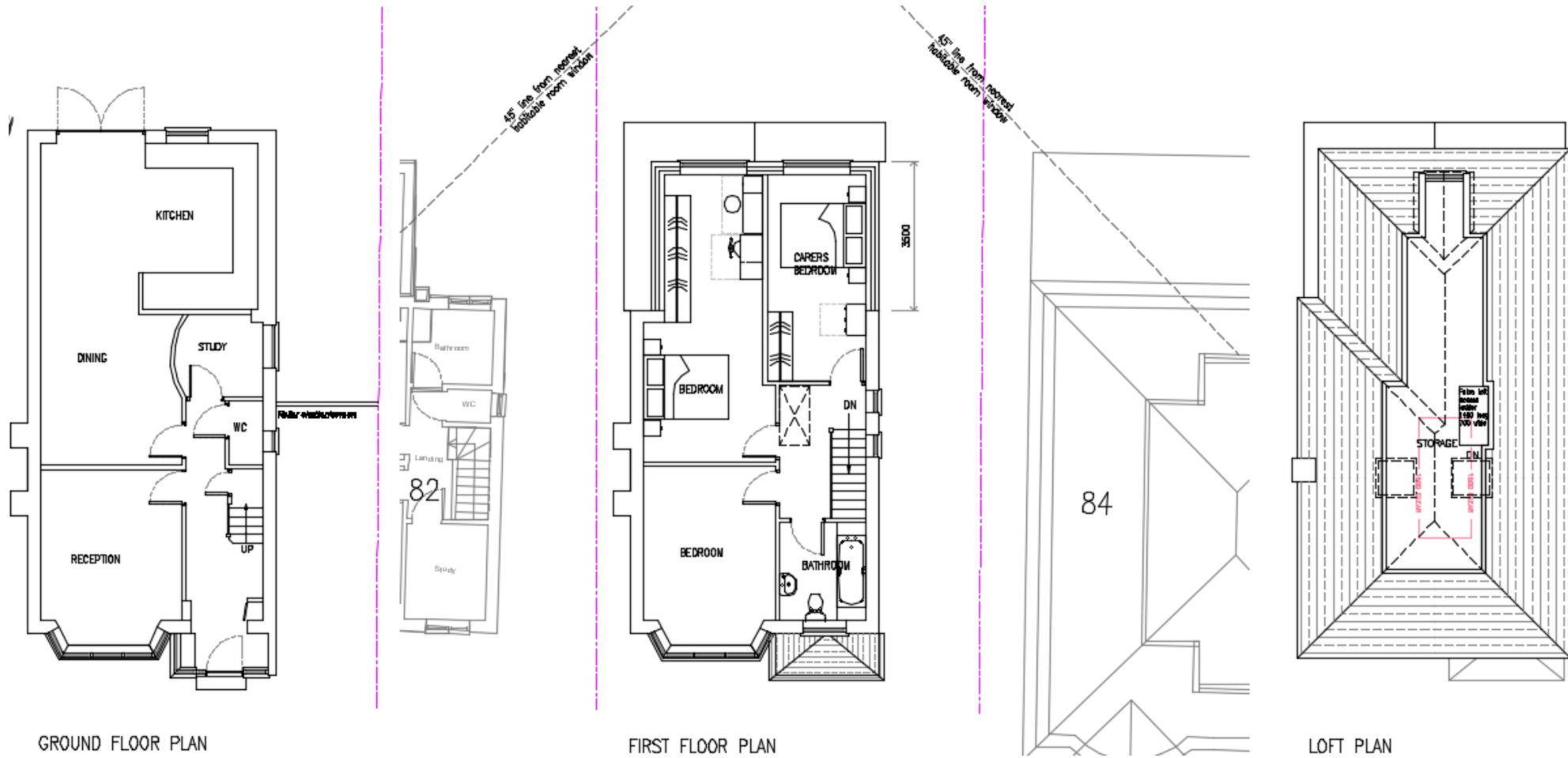
The proposal relates to a first floor rear and dormer extensions to an existing dwelling house.

This proposal will not have any impact on the garden amenity available to the property as the property has a long spacious garden. The proposal also includes that for a first floor rear extension to provide larger bedrooms including accommodation for a full time carer, please refer to previous application, reference 57449/APP/2022/506.

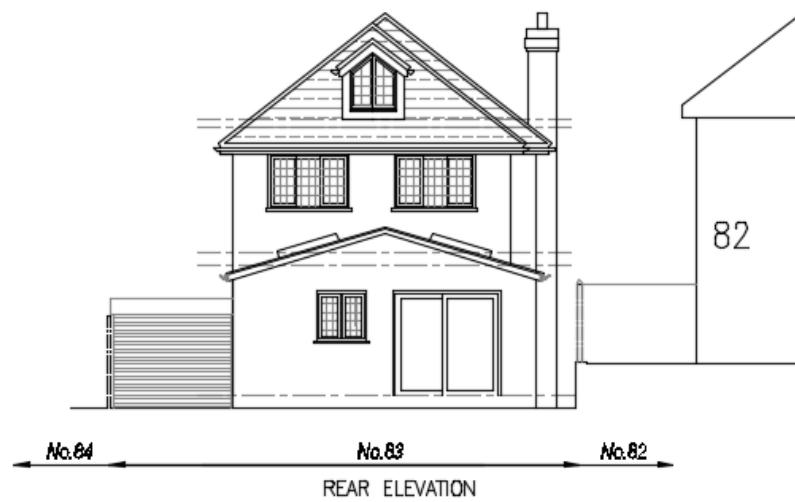
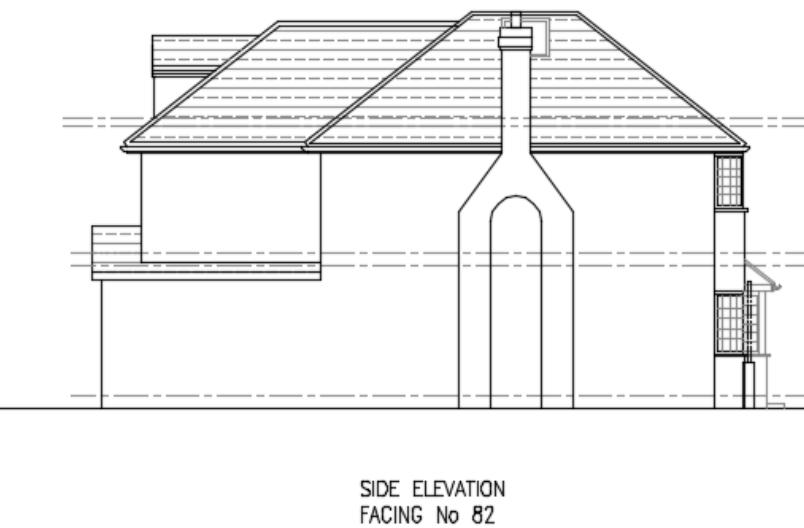
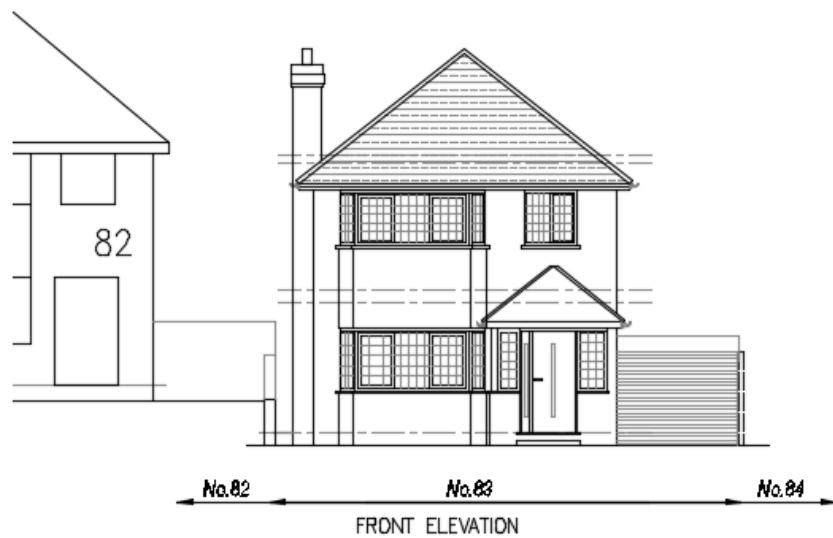
The first floor rear extension proposed will not impact on the neighbours rear views and the proposed building lines respect the 45 degree site lines from any neighbouring habitable windows. The application proposes a dormer extension, as can be seen from the below image snip that dormers are typical; evident to the neighbours bungalow at no. 84 and the detached property at no. 85, to name a few in the immediate locality to the applicant site.



The impact to the existing street scene will be minimal as the frontage will remain unchanged.



Proposed Plans



Proposed Elevations

Whilst the property is in a Conservation Area, the assessment for Conservation Areas is impacted by:

Townscape Significance:

Architectural Significance:

Historical Significance.

the current proposals do not impact in any of the above, the subject property was constructed in 1950 by W.E. Black, makes no contribution to the Conservation Area and is not a typical stock Victorian/Edwardian build property which do make a contribution.

In relation to LLP2 dated 16th January 2020, specifically DMHD1 Alterations and Extensions to Residential Dwellings.

There is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area.

A satisfactory relationship with adjacent dwellings is achieved and there is no impact on the amenities of the adjacent properties.

General:

The proposals respect the design of the original house and will be of matching materials. There will be no unacceptable loss of outlook to neighbouring / occupiers; Adequate garden space is retained.

Off Street Parking remains as existing.

All trees, hedges and other landscaping features are retained.

In relation to the proposed first floor which will provide bedrooms for the family and a live in carer, the pitched roof is a similar pitch to that of the original roof and subordinate to it in design, is does not contravene the 45 deg. line of sight line set out in DMHD1. It is intended to replace the existing roof tiles and new extended roof to match. Solar panels will also be incorporated.

6.0 ACCESS

Existing access to the front of the property will remain as is.

7.0 SUMMARY

The proposal will preserve and enhance the character and appearance of the Greenway Conservation Area.

The proposal will not result in an incongruous form of the development out of keeping with the existing street layout nor will it be detrimental to visual amenities of the street scene.

The proposals will not have any adverse impact on the amenities of the adjoining neighbours.