

**DESIGN
&
ACCESS
STATEMENT**

IN SUPPORT OF

Planning Application for removal of garage door & replace with window.

AT

Project: 18 Church Avenue HA4 7HT

Project No.: 11301

Issue Date: April 2024

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1.0 INTRODUCTION

The existing property is located in the Ruislip Village Conservation Area, on the southeastern side of Church Avenue.

The property is detached with a single storey attached garage on the southern western elevation which is set back from the front elevation.

2.0 PROPOSAL

The proposal relates to the removal of the existing garage door and replacement with a window / frame with rendered panel below.

3.0 PLANNING ISSUES

The main issues is the impact of the proposal on the character and appearance of the Ruislip Conservation Area, and the host property and the impact of the loss of the garage on parking availability.

The proposed materials will match those of the existing and will not have a negative impact on the host property. It is considered that the proposals will preserve and enhance the character and appearance of the Ruislip Village Conservation Area.

4.0 ACCESS & PARKING

Access will remain as existing, whilst a potential car parking space in the garage will be lost, at least three parking spaces will be retained off street parking.

5.0 SUMMARY

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