

Design and Access Statement

Relating to

Single Storey Rear Extension

new second floor (loft extension/conversion) comprising of a single dormer window on the rear roof slope with 1no. rooflight to the rear and 2no. rooflights to the front roof slope with internal alterations

at

2 Hastoe Close

Hayes

UB4 9RW

for

Ms Maria Goncalves

Prepared by

Stones Architects Ltd

3rd October 2025

Project ref: 2025.051/FA/JC

Stones Architects Limited

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Description of existing house and site

The application property is a detached, two-storey dwelling situated on Hastoe Close. The property benefits from a garage and a modest rear garden.

The Design and access statement to support a submission of a Householder Planning Application for a single storey rear extension and loft conversion.

The existing house is a brick built two storey house, please note the following:

- The application site is a single dwelling
- The site is not located within an Area of Conservation, nor are the buildings on site or adjacent statutory or locally listed
- Permitted development rights have been removed

Existing survey drawings are enclosed with the planning application.

Brief

The applicants wish to extend their home with a single storey rear extension and a new second floor to provide a larger kitchen and an additional bedroom. The internal alterations would provide a better planned family dwelling.

Planning

The main and relevant policies

- Local Plan 1 and 2
 - Development Management Policies
- Hillingdon Design and Accessibility Statement
 - Residential Extensions SPD

We kindly request that the case officer discuss the application with the Architect during the application period to support the decision process.

Planning History

Application Ref.	Proposal	Date	Decision/Reason
59585/APP/2004/1419	Erection of single storey rear extension (retrospective application)	19 July 2004	Approved

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Pre-Application

As part of the design process the Architects obtained pre-application advice, we report as follows:

Ref	LPA Officers advise - Email	Stones Architects (SA) scheme
1	<i>3 Hastoe Close had a sizeable dormer approved under the current design guide in 2020 and sets a good precedent. Given the slightly different layout to no. 3 I would suggest the lower half of the dormer window being obscure glazed (so below 1.7m).</i>	French windows with Juliet balcony removed and replaced with smaller window instead of full height
2	<i>The rear extension doesn't look overly controversial and adequate rear garden area will remain.</i>	Considered to be acceptable in principle

Design

The significant external works proposed involve the following:

1. Single Storey rear extension:

- Window, external bifold door
- Facing brickwork to match existing dwelling
- New pitched roof to single storey rear extension with black rainwater goods

2. New second floor:

- Rooflights to the existing front and rear roof slope
- Flat roof rear dormer window with dormer cheeks to have vertically hung tiles

With the extensions and alterations, the Architects can provide a better planned dwelling. The general range of materials and detailing is drawn from a palette existing at the time of the original design as it is considered that a more contemporary approach would conflict with the general grain of the area.

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It is considered that the new single storey rear extension and rear dormer window at this location will have no adverse effects on the adjoining properties, see photographs below:



South front view of application site illustrated in red



North rear view of application site illustrated in red

Note No.3 Hastoe close adjoining property benefits from a pitched roof single storey rear extension and a flat roof rear dormer window to the loft.

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Access

The existing street access will be retained, with new internal stair to the second floor.

The new proposals will comply with the current Building Regulations at the time of commencement. Existing refuse arrangements will be retained.

The application will not cause an increase in the number of cars to be parked on site and the existing parking facilities are adequate.

Summary

The proposal would not cause loss of light, overbearing impact, or harm to privacy. Parking provision remains in accordance with the Council's requirements, and access is unaffected.

Permitted development rights have been removed however no.3 Hastoe close sets precedents to the surrounding area.

Overall, the proposal represents a carefully considered form of development that responds positively to its context, respects neighbouring amenity, and is consistent with the pattern of extensions already established in the locality.

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Appendix

List of documents submitted with the application:

Drawing no.	Scale	Drawing title
S01	1.1250 at A3	Site location plan
S02	1:100 at A3	Existing ground
S03	1:100 at A3	Existing first floor
S04	1:100 at A3	Existing roof
S05	1:100 at A3	Existing elevations
C01	1:100 at A3	Proposed ground
C02	1:100 at A3	Proposed first and second floor
C03	1:100 at A3	Proposed roof plan and elevations
C04	1:100 at A3	Proposed elevations
DAS	NTS	Design and Access Statement

ends

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