

Design and Access Statement

Relating to

A partial ground floor and first floor side extension

at

**7, Glenorchy Close
Hayes
UB4 9SU**

for

Mr. Urmil Patel

Prepared by

Stones Architects Ltd
2-3 Noble Corner
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15 July 2025

Project ref: 2025.023

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Description of Existing Site

The site is a semi-detached two storey house located on the western side of Glenorchy Close in Hayes and is in use as a single-family dwelling.

The area surrounding the site is residential in nature and is comprised of similar two storey houses.

The site is not located within an area of special character, conservation area or any other such areas of special interest. There are no listed buildings in the site's immediate vicinity.

Existing survey drawings are enclosed with the planning application.

Planning History

The application site has the following previous planning history:

Ref	Description	Decision	Date
64629/APP/2023/1287	Erection of an outbuilding in the garden for 'office / gym' purposes	Permitted	30/06/2023
64629/APP/2020/1588	Conversion of roof space to habitable use to include a rear dormer and 3 front roof lights	Permitted	13/07/2020
64629/APP/2020/1032	Conversion of roof space to habitable use to include a rear dormer and 3 front roof lights	Refused	15/05/2020
64629/APP/2012/743	Two storey side extension and conversion of garage to habitable space to include 1 x rooflight to rear	Refused	18/06/2012

Design Development from Pre-Application Advice and Refused Application 64629/APP/2012/743

Ref	LBH Officers Report – 64629/APP/2012/743	Stones Architects (SA) New Application Scheme
1	<i>The proposed two storey side extension is not set back the required 1m at ground floor level in accordance with HDAS advice.</i>	The new design shows a setback of 1m on both ground floor and first floor.
2	<i>Concerns are however raised about the impact of the proposed extension upon the occupants of 5 Fosdyke Close which backs onto the flank elevation of the proposed extension. Currently there is a back to side relationship at two storey level of 14m. This falls short of the recommended separation distance of 15m set out in HDAS residential layouts. If the proposed extension is built, this separation distance would be reduced to just 11m. The habitable rooms within the rear elevation would be likely to be overshadowed</i>	<ul style="list-style-type: none">• The separation distance with the proposed extension will remain the same however the design shows a reduced level in the ground and first floor thereby reducing the bulk and mass on the design. Note the refused application 64629/APP/2012/743 outline is dotted in on the elevations, drawing C04, the impact on no. 5 Fosdyke Close has been considerably reduced• Drawing C07 shows the sun path diagrams, which shows no change to no.5 Fosdyke

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	<p><i>by the proposed extension and the outlook would be oppressive and overbearing. As such it is considered that the occupants of Number 5 Fossdyke Close would suffer an unacceptable loss of residential amenity in conflict with policies.</i></p>	<p>Close with the proposed extension, refer to analysis at 7:00 and 13:00, which misses the adjoining property</p> <ul style="list-style-type: none"> Refer to drawing C05 section from the application site, cutting across no.5 Fossdyke Close, which shows the proposed relationship with the new extension, it's far less than the refused application.
3	<p><i>After the erection of the two storey side extension, 83 square metres of garden area would be retained for use by the occupiers of the 4 bedroom dwelling.</i></p>	<ul style="list-style-type: none"> Now corrected at 92.5m², we note it does not meet LBH's requirements, however the application site is within a short walking distance to Willow Tree Open space, which is 15.98ha park We request the case officer review the previous reason of refusal and takes into consideration the short walking distance to the park

Planning

Part 1 Policies:

- PT1.BE1 (2012) Built Environment

Part 2 Policies:

- DMHB 11 DMHB 12 Design of New Development
- Streets and Public Realm
- DMEI 12 Development of Land Affected by Contamination
- DMHB 18 Private Outdoor Amenity Space
- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMT 6 Vehicle Parking
- LPP D3 (2021) Optimising site capacity through the design-led approach
- LPP D4 (2021) Delivering good design
- LPP D6 (2021) Housing quality and standards

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

The application drawings are listed in the appendix.

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Brief

The applicant wishes to extend their existing garage on the north-west (side) elevation with a partial two storey side extension and lower the proposed ground floor level in order to provide well designed, accessible accommodation for their elderly parent and a carer.

Design

The proposed development will be in facing brick to match the existing materials on site and will have a tiled pitched roof to resemble that of the existing garage, as well as a small flat roof to the rear of the extension.

The proposal has been designed with careful consideration of the site's surrounding and respects the architectural language of the area.

Access

The street access will not be affected by the proposal.

Existing arrangements for refuse/recycling collections to continue.

The new proposals will comply with the Building Regulations current at the time of commencement.

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Appendix A

List of documents submitted with the application.

Drawing no.	Drawing title
S01	Site location plan
S02	Existing drawings
C01	Proposed ground floor plan
C02	Proposed first floor plan
C03	Proposed roof plan
C04	Proposed elevations
C05	Proposed sections
C06	Proposed site axonometric
C07	Proposed axonometric sun path diagrams
C08	Proposed site layout

ends

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