

Design & Access Statement

Proposal: Single-Storey Rear Extension

Primary Site Address: 34B Delamere Road, Hayes, UB4 0NL

Associated Application: 34A Delamere Road, Hayes, UB4 0NL

Applicant: Mr. Kiran Kaneria

Ownership: The same owner owns both 34A & 34B

Date: 29/11/2025

1. Site Description

34B Delamere Road is a semi-detached dwelling located on the eastern side of Delamere Road within a residential suburban area of Hayes. The property benefits from a generous 35-metre-deep rear garden, maintaining openness and ample private amenity space. A small outbuilding is located at the rear of the garden boundary.

The property is not statutorily or locally listed and not within a Conservation Area. Surrounding dwellings are similar in scale, form and character.

2. Proposed Development

Planning permission is sought for a 3.5m deep single-storey rear extension to improve ground-floor living accommodation. The extension has been designed with matching external finishes in order to remain compatible and subordinate to the host dwelling.

A matching and coordinated rear extension has also been submitted for the adjoining property at No. 34B, which is owned by the same applicant. Both designs have been created together to maintain symmetry and ensure a visually balanced semi-detached pair.

It is therefore kindly requested that both proposals at 34A & 34B are assessed simultaneously.

3. Planning Policy Alignment

The proposal has been developed in accordance with:

Ealing UDP – Table 5G standards

Ealing Council Residential Extensions Supplementary Guidance

The design ensures:

Subordinate scale and appropriate roof form

No harmful overshadowing or overbearing impact

No loss of privacy or overlooking to neighbours

High-quality materials to match existing dwelling

Retention of established residential character

Notably, No. 32 Delamere Road has an existing rear extension, confirming that the proposal accords with the local character and development pattern.

4. Good Design Principles

The development follows good design principles as set out in Ealing guidance:

Internal Layout & Amenity

Improved usable family space

Maintains strong connection to the garden

Increased natural daylight through rear openings

Impact on Neighbours

Modest projection avoids overshadowing

No windows facing boundaries → prevents overlooking

Existing boundary treatments retained → privacy protected

Appearance

Matching brickwork and finishes

Harmonised design with 34A → visually coordinated pair

5. Access

There are no changes to the existing pedestrian or vehicle access to the property.

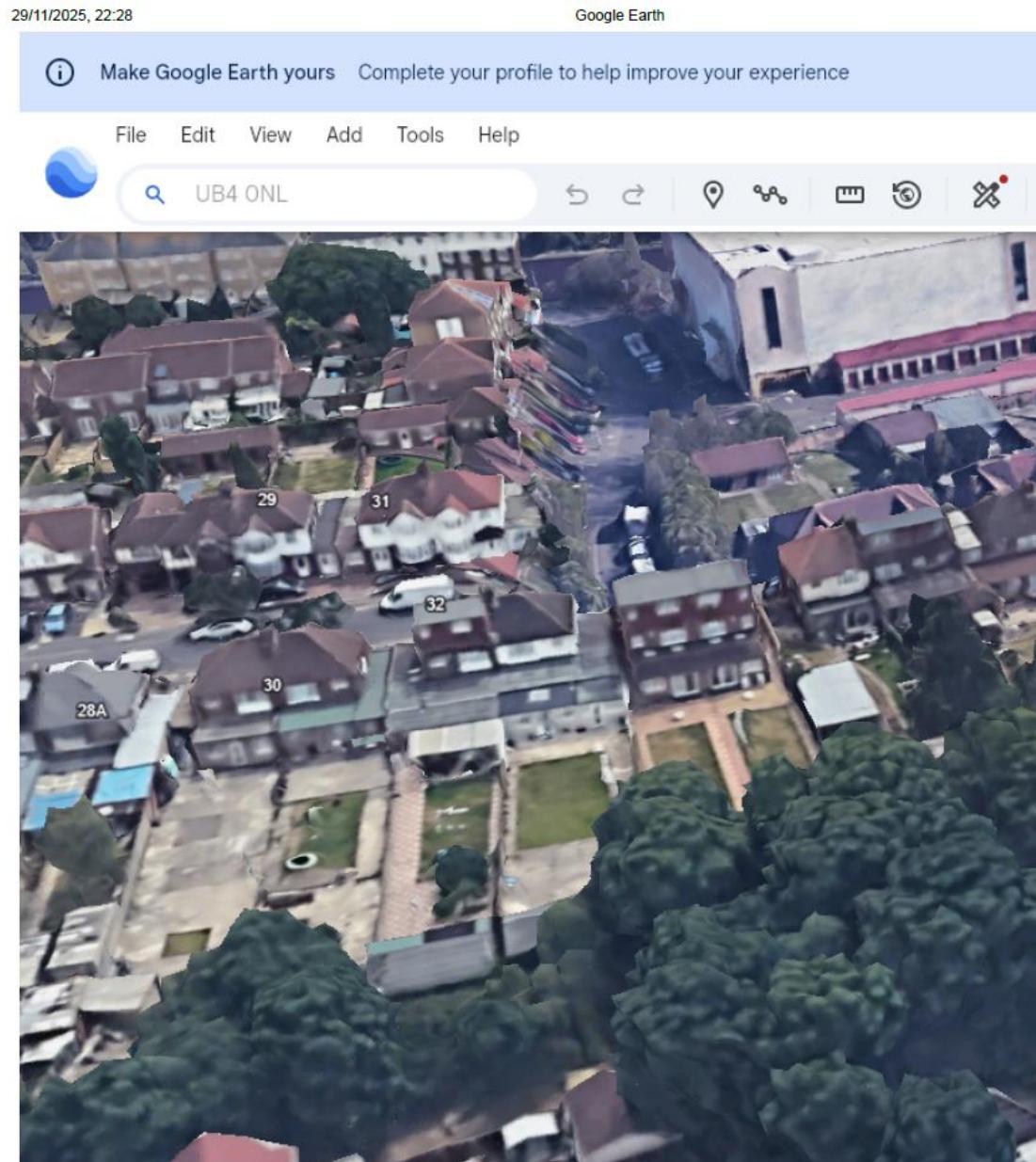
Level threshold maintained to assist with accessibility.

6. Sustainability

Improved insulation reducing heat loss

Existing drainage systems retained

Aerial imagery of Delamere Road shows that several neighbouring properties — including Nos. 30, 32 and 28A — already feature significant rear extensions of similar or greater depth than the proposal at No. 34A/34B. The pattern of development along the rear garden line demonstrates a well-established character of extended residential forms.



7. Conclusion

This proposal:

Fully complies with Ealing UDP Table 5G requirements

Protects neighbouring amenity and respects local character

Makes efficient use of a generously sized garden area

Represents a modest and high-quality improvement to the dwelling

Forms part of a coordinated extension across 34A & 34B