

## Brief Design and Access Statement

Relating to

**New single storey front porch with pitched roof**

at

**65 Tollgate Drive**

**Hayes**

**UB4 0NW**

for

**Mrs Gurinder Arora**

18 July 2024

Project Ref: 2024.022

## Description of Existing House

Brief Design and Access Statement to support the submission of a Householder Application at the application site.

The application site comprises a mid-terraced dwelling. The frontage of the site features hard and soft landscaping.

The surrounding area is predominantly residential, with a similar design language throughout.

There are no heritage or policy constraints on the site, nor is the site within a Conservation Area.

Existing survey drawings and photographs are enclosed with the planning application.

## Planning History

The application site has the following history:

Application Ref.	Description	Decision
66252/APP/2009/1760	Conversion of existing integral garage to habitable use (Application for a Certificate of Lawful Development for a Proposed Development)	Approved

## Planning and Design

The Architects obtained pre-application advice from Mr Richard Buxton (LBH) in connection with the proposal.

- The proposed porch is modest in design, however SA notes that there is a front extension policy, however the policy is usually noted for new developments

- Homeowners should be able to carry out modest extensions to improve their homes, we request that the case officer considers this in their decision
- The existing front area is 30.3m<sup>2</sup>, and the proposed area after the porch is 27.3m<sup>2</sup>, which is reasonable
- There are a few examples of porch extensions to the housing development, see enclosed application documents
- Materials will be to match existing work, the pitched roof will be tiled to match existing
- No additional fenestration proposed as part of the application will affect any existing or approved residential or other buildings by way of overlooking or loss of privacy.

## Brief

A new front porch with a pitched roof to match the existing. Connecting to the existing front ground floor front pitched roof.

The brief includes the assumption that any extension or any alterations should be in the same style and materials as the existing house and be non-controversial.

## Access

The existing street access will be retained.

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

Existing refuse arrangements will continue.

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

## Appendix A

List of documents submitted with the application:

Drawing no.	Drawing title	Scale
S01	Site Location Plan	1:1250
S02A	Existing Ground and Roof Plan	1:100
S03	Existing Elevations	1:100
C01	Proposed Ground and Roof Plan	1:100
C02	Proposed Elevations	1:100
C03	Photo Sheet- Existing Porches	NTS
DAS	Design & Access Statement	NTS

Ends