

DESIGN & ACCESS STATEMENT

Proposed Single Storey Rear Extension

At **31 Lees Road, Uxbridge, UB8 3AS**

**IMS Design &
Build**

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1. Introduction

This Design and Access Statement has been prepared in support of a planning application for a proposed single storey rear at **31 Lees Road, Uxbridge, UB8 3AS**.

The proposal seeks to provide additional ground floor accommodation through the construction of a single storey extension projecting **5 metres beyond the existing rear elevation**, and towards the side by **1.5 metres**. The property occupies a prominent corner plot, with a public highway running alongside the side boundary.

The proposed development has been carefully designed to complement the existing dwelling, improve internal living arrangements and maintain the character and appearance of the surrounding area.

2. Site Context

The application property is an existing residential dwelling located within an established residential area of Uxbridge. The dwelling occupies a corner plot and benefits from a side boundary adjacent to the public highway rather than another residential property.

The surrounding area is characterised by a mix of detached and semi-detached dwellings that have experienced varying degrees of extension and alteration over time. The proposal has therefore been developed in response to the established pattern of development within the locality whilst respecting the character of the host dwelling.

3. Design Principles

Scale and Form

The extension has been designed as a modest and subservient addition to the existing dwelling.

Key elements include:

- Single storey construction only.
 - Rear projection of 5 metres.
 - Extends towards the side by 1.5 metres.
 - Roof form and proportions that remain subordinate to the existing dwelling.
 - Retention of the overall character and appearance of the host property.
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Whilst the rear projection exceeds the standard 4 metre depth commonly associated with larger householder extensions, the proposal remains modest in scale when viewed within the context of the generous plot size and corner site arrangement.

The proposal falls within the spirit of the Government's Larger Home Extension provisions, which recognise that larger single storey rear extensions can be accommodated where no unacceptable impacts arise.

Appearance

The extension will utilise materials that closely match the appearance of the existing dwelling, including:

- Red brickwork.
- GRP Flat Roof
- Matching window and door styles where practicable.

This approach ensures the extension integrates seamlessly with the existing property and preserves the visual character of the street scene.

4. Impact on Neighbouring Properties

The proposal has been carefully assessed to ensure it does not result in undue harm to neighbouring occupiers.

Daylight and Sunlight

The extension is single storey in nature and is located primarily to the rear of the property. Given the relatively large garden, the proposal does not create significant overshadowing impacts on neighbouring residential properties.

The modest height and relationship with adjoining plots ensures that neighbouring access to daylight and sunlight will be maintained.

Privacy

No first floor accommodation or elevated viewing positions are proposed.

Any new windows and doors will serve ground floor accommodation and will not result in unacceptable overlooking of neighbouring properties.

5. Planning Considerations and Appeal Reference

The proposed 5 metre rear projection slightly exceeds the commonly accepted 4 metre householder extension depth. However, the circumstances of this site justify the additional projection.

Particular weight should be given to the site's:

- Corner plot location.
- Reduced impact on neighbouring residential occupiers.
- Generous garden area retained.
- Single storey design.
- Limited visual prominence from the public realm.

The applicant also draws attention to the appeal decision relating to **7 Waltham Avenue, UB3 1TA**, where a rear extension extending approximately 6 metres was found acceptable by the Planning Inspectorate due to the limited impact upon neighbouring amenity. That appeal demonstrates that rear extensions exceeding 4 metres can be considered acceptable where site-specific circumstances show that residential amenity and local character are preserved.

The current proposal is smaller in depth than the approved extension at 7 Waltham Avenue and benefits from the additional advantage of a corner plot location.

6. Access

Existing pedestrian and vehicular access arrangements will remain unchanged.

The proposal does not affect access to the property and will continue to provide safe and convenient entry for residents and visitors.

The extended accommodation will improve the functionality and usability of the ground floor living space and can be constructed in accordance with current Building Regulations requirements relating to accessibility.

7. Conclusion

The proposed single storey rear and side extension represents a sympathetic and proportionate addition to the existing dwelling.

The development:

- Provides improved family accommodation.
- Respects the scale and character of the host property.
- Maintains the appearance of the surrounding area.
- Preserves neighbouring residential amenity.
- Benefits from a corner plot location which significantly reduces potential impacts.

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- Is consistent with planning principles established through comparable appeal decisions, including the approval of a larger 6 metre rear extension at 7 Waltham Avenue.

For these reasons, it is respectfully considered that the proposal accords with the objectives of the London Borough of Hillingdon's residential design policies and should be approved.