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Planning, Design & Access Statement and Statement

171 Tudor Road, Hayes, UB3 2QG

Proposed two-Storey side extension to facilitate the creation of a new three-bedroom dwelling, following the demolition of the existing single-Storey side extension



24 Chapman Crescent, Kenton, HA3 0TE. Email: info@manudesign.co.uk

1. Introduction

This Planning, Design and Access Statement has been prepared in support of a planning application relating to:

171 Tudor Road, Hayes, UB3 2QG

The application seeks planning permission for:

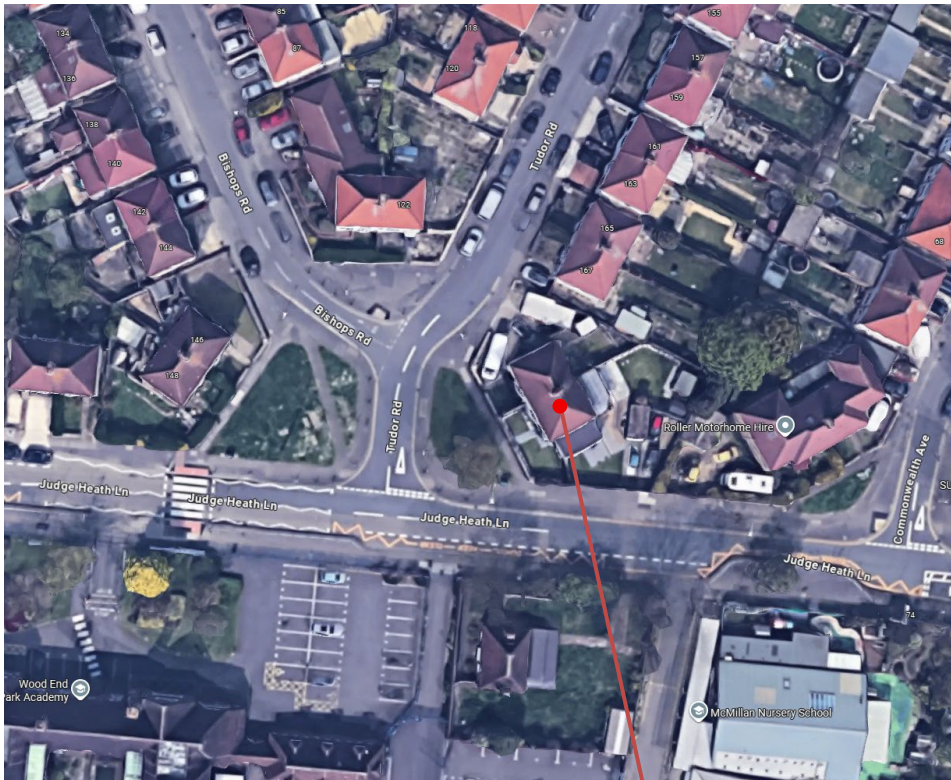
Demolition of the existing single-storey side extension and erection of a two-storey side extension to facilitate the creation of a new three-bedroom dwelling.

The proposal has been carefully designed having regard to the character of the surrounding area, residential amenity considerations, accessibility requirements, and relevant national, regional and local planning policies, including the National Planning Policy Framework (NPPF), the London Plan (2021), and the adopted policies of the London Borough of Hillingdon.

2. Site and Surroundings

The application site comprises a two-storey semi-detached dwelling situated on the southern side of Tudor Road, Hayes.

The property occupies a prominent corner plot at the junction of Tudor Road and Judge Heath Lane. It adjoins No. 169 Tudor Road to the north, whilst its side elevation fronts Judge Heath Lane.



Application site

The surrounding area is predominantly residential in character and is characterised by a consistent pattern of two-storey family housing. The site benefits from excellent access to local services, schools and public transport facilities. Wood End Park Academy and McMillan Nursery School are located immediately to the south of the site.

The site lies within the Developed Area designation identified within the Hillingdon Local Plan: Part One – Strategic Policies (2012), where residential development is supported in principle subject to compliance with relevant planning policies.

3. Planning History

The site has a history of planning approvals for side extensions, including:

- **70838/APP/2015/2469** – Two-storey side extension.
- **70838/APP/2015/1537** – Two-storey side extension.

4. Proposed Development

The proposal involves the demolition of the existing single-storey side extension and the construction of a new two-storey side extension to create a self-contained three-bedroom family dwelling.

The development will provide:

- A high-quality three-bedroom family house.
- Dedicated private amenity space.
- Off-street parking provision.
- Improved landscaping opportunities.
- Retention of satisfactory residential amenity for neighbouring occupiers.

The design has been carefully developed to ensure that the new dwelling integrates successfully with the existing property and surrounding street scene whilst respecting neighbouring properties. Several comparable developments have been approved within the local area, demonstrating the acceptability of similar forms of residential development:

- **51120/APP/2024/3016** – 67 Bishops Avenue, Hayes.
- **66928/APP/2010/2184** – 65 Bishops Avenue, Hayes.
- **APP/R5510/W/23/3329903** – 51 Bishops Avenue, Hayes.
- **75637/APP/2021/407** – 103 Judge Heath Lane, Hayes.

5. Principle of Development

Policy DMH6 of the Hillingdon Local Plan relates to garden and backland development and seeks to ensure that proposals preserve local character, residential amenity, biodiversity and highway safety.

Whilst the proposal creates an additional dwelling, it does not represent conventional backland development. The site occupies a large corner plot with dual frontage onto Tudor Road and Judge Heath Lane, providing an appropriate opportunity for limited residential intensification.

The proposed dwelling benefits from:

- Direct frontage onto Judge Heath Lane.
- Independent access arrangements.
- Adequate private amenity space.
- Dedicated off-street parking.
- Appropriate separation distances from neighbouring properties.

Due to the site's corner position and open aspect, the development will not result in unacceptable impacts on neighbouring properties in terms of daylight, sunlight, outlook or privacy.

The proposal has been designed as a subordinate addition to the existing dwelling and reflects the scale and character of surrounding residential development.

Furthermore, the removal of the existing outbuilding and introduction of new landscaping will enhance the overall appearance and biodiversity value of the site.

Accordingly, the proposal is considered to comply with the objectives of Policy DMH6 and represents an appropriate form of residential development within an established urban area.

6. Impact on Neighbouring Residential Amenity

Policy D3 of the London Plan and Policy DMHB11 of the Hillingdon Local Plan seek to ensure that development does not result in unacceptable impacts on neighbouring occupiers through loss of daylight, sunlight, privacy, outlook or increased sense of enclosure.

The proposed dwelling has been carefully positioned and designed to minimise any impact on adjoining properties.

Key considerations include:

- The corner plot location provides greater separation from surrounding dwellings.
- The development follows established building lines.
- The proposal maintains acceptable outlook and privacy for neighbouring occupiers.
- No significant overshadowing or loss of daylight would occur.
- The proposal does not create an overbearing or dominant form of development.

Overall, the scheme will preserve the living conditions of neighbouring residents and is fully compliant with Policy DMHB11.

7. Design and Character

The proposed dwelling has been designed to complement the architectural character of the existing property and surrounding residential area.

The scale, massing, roof form and proportions reflect the established pattern of development within Tudor Road and Judge Heath Lane.

External materials will be selected to closely match the host dwelling and will be secured through planning condition if required.

The proposal will therefore preserve and enhance the visual appearance of the site and wider street scene in accordance with Policies DMHB11 and DMHB12 of the Hillingdon Local Plan.

8. Parking and Highway Safety

Policies DMT1, DMT2 and DMT6 of the Hillingdon Local Plan require development to provide safe and adequate parking arrangements without adversely affecting highway safety.

The site currently benefits from vehicular access from Judge Heath Lane.

The proposal includes:

- Widening of the existing vehicular crossover.
- Provision of one off-street parking space for the existing dwelling.
- Provision of one off-street parking space for the proposed dwelling.
- Adequate manoeuvring space within the site.

Vehicles will be able to enter and exit the site safely and in accordance with Council highway standards.

The proposal therefore complies with the parking and highway requirements of the Development Plan.

9. Accessibility and Inclusive Design

Policies D5 and D7 of the London Plan require all new residential development to achieve high standards of accessibility and inclusive design.

The proposed dwelling has been designed to comply with Building Regulations Part M4(2) (Accessible and Adaptable Dwellings).

The development incorporates:

- Level access threshold.
- Accessible entrance arrangements.
- Adaptable internal layouts.
- Safe and convenient access throughout the dwelling.

The proposal will therefore provide a home suitable for a wide range of occupants, including older people and those with mobility impairments.

10. Internal Space Standards and Amenity Provision

Policy DMHB16 requires all residential development to provide adequate internal living accommodation, whilst Policy DMHB18 establishes minimum private amenity space standards.

Internal Space Standards

The proposed dwelling will provide approximately **93.5 sq.m Gross Internal Area**, exceeding the minimum space standards required by the London Plan for a three-bedroom dwelling.

All habitable rooms comply with the relevant minimum floor area requirements and provide a high-quality living environment.

Private Amenity Space

The development provides:

- Existing dwelling: **78 sq.m** private garden.
- Proposed dwelling: **110 sq.m** private garden.

Both dwellings significantly exceed the minimum 60 sq.m private amenity space requirement set out in Table 5.3 of the Hillingdon Local Plan.

The proposal therefore fully complies with Policies DMHB16 and DMHB18.

11. Refuse and Recycling

Refuse and recycling storage facilities are proposed within easily accessible locations adjacent to the dwellings.

The storage arrangements have been designed to comply with Council requirements regarding:

- Capacity.
- Accessibility.
- Collection arrangements.
- Visual appearance.

The proposal will therefore provide satisfactory waste management facilities for future occupiers.

12. Sustainable Design and Construction

The proposal incorporates sustainable design principles in accordance with the London Plan and Hillingdon Local Plan policies.

Energy Efficiency

The development will include:

- High-performance insulation to walls, roofs and floors.
- Improved air-tightness measures.
- High-performance double-glazed windows and doors.
- Low-energy LED lighting.
- Energy-efficient heating systems.
- Efficient mechanical ventilation systems.

These measures will reduce energy consumption and support compliance with Part L of the Building Regulations.

Water Efficiency

The proposal includes:

- Low-flow taps and showers.
- Dual-flush WC systems.
- Water-efficient appliances.

These measures will assist in meeting London Plan water consumption targets.

Sustainable Drainage

Surface water management measures include:

- Permeable paving.
- Retention of soft landscaping.
- Additional planting and biodiversity enhancements.

These measures will reduce surface water runoff and improve environmental performance.

Climate Change Adaptation

The development incorporates:

- High-performance glazing.
- Enhanced insulation.
- Natural cross-ventilation.
- Passive cooling measures.

These features will minimise overheating risks and improve long-term climate resilience.

13. Conclusion

The proposed development represents an appropriate and sustainable form of residential intensification within an established residential area.

The scheme will:

- Deliver a much-needed three-bedroom family dwelling.
- Respect the character and appearance of the surrounding area.
- Preserve neighbouring residential amenity.
- Provide compliant parking, access and servicing arrangements.
- Exceed minimum internal space and private amenity standards.
- Incorporate sustainable design measures and accessible housing principles.

The proposal is considered to fully accord with the National Planning Policy Framework, the London Plan (2021), and the adopted policies of the London Borough of Hillingdon.