

towers

TOWERS ASSOCIATES LTD

Harefield Oil Terminal

Harvil Road,

UB9 6JL

01895 812822

REF:3309-01

DATE 22/04/2023

Design and Access Statement

Land Adjacent to 20 Belmont Close

Construction of a four-bedroom detached dwelling with associated amenity
and parking

Introduction

This statement has been prepared to accompany application **PP-12109322** construction of a detached dwelling with associated amenity space and parking at the above address.

Site and Surroundings

The applications site relates to land beside 20 Belmont Close which is a two storey, detached dwelling located to the south of Belmont Close.

Number 20 Belmont Close, consists of brick, render and tile to the rear of the dwelling is a garden area which acts as the private amenity space for the occupiers of the property.

The property currently benefits from part two storey, part single storey side extension.

Number 20 is property is situated on a large plot, perhaps unproportionate for the road. It currently shares a side boundary with Nos.18 and 24 Belmont Close to the west and east respectively. It shares a rear boundary with Nos.133 and 135 Belmont Road to the south.

The application site is not within a conservation area but lies within the North Uxbridge Area of Special Local Character and the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

Site History

[72006/APP/2016/4433](#) 20 BELMONT CLOSE
UXBRIDGE UB8 1RF

Application for a non-material amendment to planning permission Ref: 72006/APP/2016/2394 dated 6/10/2016 to allow for amendments to reduce the size of the side extension (Part single, part two storey side extension involving demolition of conservatory and garage)

[72006/APP/2016/2394](#) 20 BELMONT CLOSE
UXBRIDGE UB8 1RF

Part single, part two storey side extension involving demolition of conservatory and garage

<u>4978/APP/2005/3302</u>	LAND FORMING PART OF 20-22 BELMONT CLOSE UXBRIDGE	RENEWAL OF OUTLINE PLANNING PERMISSION REF:4978/APP/2000/63 9 DATED 04/12/2000 (ERECTION OF A DETACHED HOUSE AND GARAGE)
<u>4978/APP/2000/639</u>	PART OF 20-22 BELMONT CLOSE UXBRIDGE	RENEWAL OF OUTLINE PLANNING PERMISSION REF 4898J/95/1767 DATED 18/01/96; ERECTION OF A DETACHED HOUSE AND GARAGE
<u>4978/J/95/1767</u>	PART OF 20-22 BELMONT CLOSE UXBRIDGE	Renewal of outline planning permission ref. 4978H/90/1454 dated 18/12/90; Erection of a detached house and garage
<u>4978/H/90/1454</u>	PART OF 20-22 BELMONT CLOSE UXBRIDGE	Erection of a detached house and garage (Renewal of outline planning permission ref: 4978G/87/1536 dated 16.12.87)
<u>4978/G/87/1536</u>	PART OF 20-22 BELMONT CLOSE UXBRIDGE	Erec of det house.Renewal of p.p.granted 27/9/84
<u>4978/F/84/1314</u>	PART OF 20-22 BELMONT CLOSE UXBRIDGE	Retention of permission 4978E/811128.
<u>4978/D/78/1118</u>	PART OF 20-22 BELMONT CLOSE UXBRIDGE	Residential development - Housing (Outline)(P)
<u>4978/C/75/0711</u>	PART OF 20-22 BELMONT CLOSE UXBRIDGE	Residential development-1 units (Outline)(P)

Proposal

In this proposal we are requesting planning permission to Construct a detached four-bedroom dwelling with associated amenity space and parking.

The proposal would create a kitchen/diner, WC, lounge, and cloakroom wet room on the ground floor and 3no bedrooms, 1no ensuite and one family bathroom at first floor. The attic floor would consist of a bedroom with en-suite, plant room and storage.

The principle of a detached dwelling in this location has been agreed with the LBH historically as far back as 1975 as can be seen via the site's planning history. This permission was renewed periodically as recent as 2005, the last permission expired in 2008.

Access –

Access to public transport is good in the area, with local stops on the Hermitage Road less than five minutes' walk from site. There is an abundance of local amenities around the Local Uxbridge Town Centre, lessening demand for travel.

The site has two parking spaces to the front of the site. The site is at the end of a cul-de-sac and residents are only likely to experience slow-moving traffic when manoeuvring.

Please see PTAL rating report attached.

Appearance and Design

The front projection of the house will be set back from number 20, in line with the current side extension, creating a stepped effect and ensuring there is a 45 line from the adjacent windows.

The rear projection will extend no further than the original wall of number 24 Belmont Close.

The exterior of the house has been designed to be sympathetic to character of the existing dwellings on the road with a brick and tile finish, small mono-pitch porch canopy and tile hanging between the front bay windows.

The internal layout has been carefully considered against the space standards set out in the NPPF to provide a good-quality standard of living for future residents. There is also adequate space for the provision of refuse collection within the site. The proposal will be secure by design compliant to ensure maximum security.

Conclusion

In summary, it is clear the above the proposal will make best use of this area and provide good-quality housing stock to the local area. The scheme has been carefully considered to ensure there are no negative impacts on the street scene or surrounding neighbours. This proposal will provide a large good-quality residential unit in a sought-after area. We have carefully considered all relevant planning policy and guidance and trust you will find the attached proposal acceptable.